



20 High Street

Cheadle, SK8 1AL

FOR SALE - HIGH STREET RETAIL PREMISES WITH VACANT POSSESSION

1,597 sq ft
(148.37 sq m)

- OWNER OCCUPIER / INVESTMENT OPPORTUNITY
- SELF-CONTAINED
- FREEHOLD
- PROMINENT LOCATION
- HIGH FOOTFALL
- RETURN FRONTAGE
- SUITABLE FOR VARIOUS USES
- AIR CONDITIONED

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Summary

Available Size	1,597 sq ft
Price	£325,000
Rateable Value	£16,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a prominent high street retail premises extending to approximately 1,597 sq ft, arranged over ground floor, first floor and basement. The ground floor provides the main accommodation and was most recently used as a restaurant, with a fitted kitchen and extraction system to the rear. The property benefits from a return frontage, open-plan accommodation, air-conditioning, LED lighting and WC facilities, with additional accommodation provided at first floor and basement level. Loading to the rear. The property is offered for sale with vacant possession and the existing layout provides flexibility for a range of commercial uses, subject to necessary consents. The restaurant fit-out, including the kitchen and extraction, provides a useful starting point for continued food and beverage use.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	940	87.33	Available
1st	470	43.66	Available
Basement	187	17.37	Available
Total	1,597	148.36	

Location

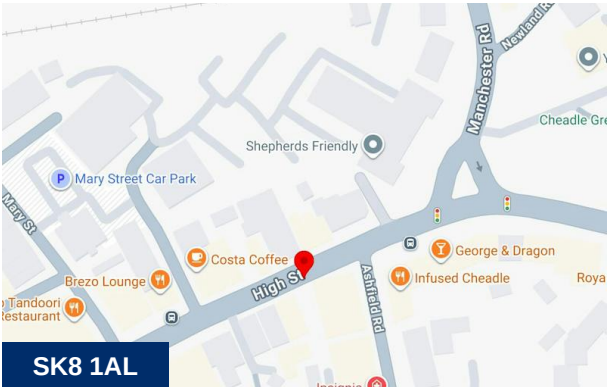
20 High Street occupies a prominent and highly visible position within the heart of Cheadle village, one of South Manchester’s most established and sought-after suburban retail locations. Cheadle High Street benefits from strong pedestrian activity and an established mix of independent retailers, cafés, restaurants, professional services and national occupiers. Nearby retailers include Sainsbury’s Local, Costa Coffee, Greggs and Iceland. The property is well positioned to serve the affluent residential catchment surrounding Cheadle and benefits from good accessibility by both road and public transport. Junction 2 of the M60 motorway is within easy reach, providing convenient access to the wider Greater Manchester motorway network, while Gatley railway station is approximately a 7-minute walk away and provides direct services to Manchester City Centre and Manchester Airport. The combination of a prominent High Street position, established retailing environment and strong local catchment makes the property an attractive, well-located commercial investment.

Viewings

Strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of Freehold Disposal.



Viewing & Further Information



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