



55B Cheadle Road

Cheadle Hulme, Cheadle, SK8 5EU

**Restaurant/Retail Premises
With 1 Bed Flat Above - FOR
SALE.**

2,158 sq ft
(200.48 sq m)

- Owner Occupier Opportunity
- Suitable For A Variety Of Uses
- Great Location
- Mixed-Use Property

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Summary

Available Size	2,158 sq ft
Price	£260,000
Rates Payable	£3.76 per sq ft
Rateable Value	£16,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a two-storey building extending to approximately 2,158 sq ft. The ground floor is currently fitted out as a restaurant, most recently trading as The Red Fort Indian Restaurant, with open-plan dining areas, kitchen facilities, and ancillary accommodation. The upper floor provides a self-contained one-bedroom flat, which is included within the sale. The property offers potential for continued restaurant use or alternative occupier requirements, subject to planning. The freehold is available with vacant possession.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	2,158	200.48	Available
1st - 1 Bed Flat	484	44.97	Available
Total	2,642	245.45	

Location

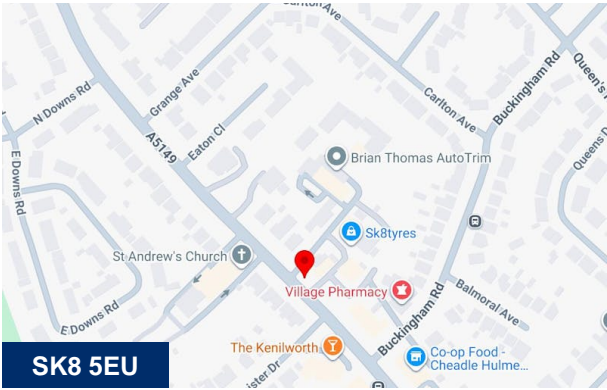
The property occupies a prominent position on Cheadle Road, close to Cheadle village centre, an established and popular location offering a mix of retail, leisure, and residential uses. The area benefits from excellent transport connections, with easy access to the A34, A555, and M60 motorway, providing strong links to Stockport, Manchester Airport, and Manchester city centre.

Viewings

Strictly by appointment only with sole agents Hallams.

Terms

The premises are available by way of Freehold Disposal.



Viewing & Further Information



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