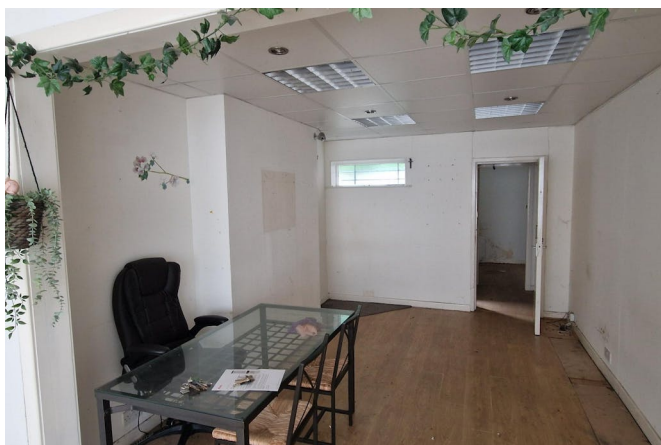


Stockport

12 Buxton Road, SK2

PROMINENT Two storey self contained mixed use property with planning pending for 5 bed HMO



Summary

Demise 1 Floor

Size 1,098 sq ft (102.01 sq m)

Rates Payable £4.27 per sq ft

Viewing strictly by prior appointment with MBRE

Summary

Available Size	1,098 sq ft
Price	£225,000
Rates Payable	£4.27 per sq ft
Rateable Value	£9,400
EPC Rating	Upon enquiry

Key Features

- Two Storey Mixed Use Unit
- Extremely Prominent
- Direct Frontage onto Buxton Road
- Suitable for E Class Uses
- Within 2 miles of Stockport
- Planning pending for 5 bed HMO - Ref DC/094545

Description

A 1,098 sq.ft. self contained two storey mixed use unit. The property can be summarised as follows:

- Of Traditional construction with full height brick elevations all under pitched tiled roof
- Comprising 538 sqft Ground Floor Retail Unit and 560 sqft 2 x bed First Floor Apartment
- Extremely prominently located with direct main road frontage onto Buxton Road
- Additional basement storage of 430 sq.ft with a height of 6.5ft
- Low RV - Business Rates exempt to qualifying occupiers
- Suitable for traditional retail/showroom/trade/office/medical or other uses that fall within the “E” Classes
- Planning pending for Elevational alterations and Change of Use from Part Commercial (Class E) , Part residential Apartment (Class C3) to Part Commercial (Class E) and Part HMO (Class C4) over 3 storeys

Location

A mixed use unit prominently located with direct main road frontage on Buxton Road (A6). Positioned close to the Junction of Bramhall Lane and Higher Hillgate.

- M60 - 2.2 miles
- Stockport Train Station - 1.1 miles
- Davenport Train Station - 0.6 miles

Terms

We understand that the property is Freehold.

Services

All mains services available to the property. Electricity, water, gas and drainage.

Rateable Value

£9,400

Price

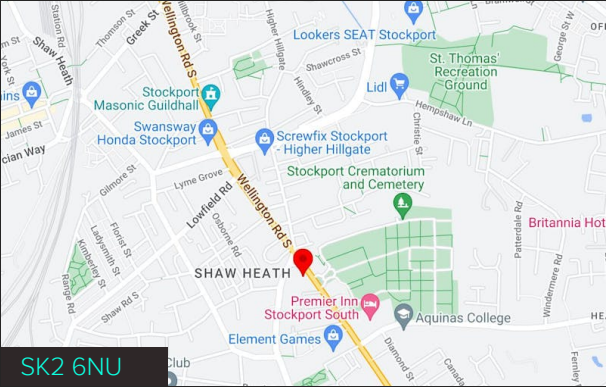
£225,000

EPC

Available on request.

VAT

All figures are quoted exclusive of but maybe subject to VAT.



Viewing & Further Information



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