



**50-54 Market Street**

Disley, Stockport, SK12 2DT

**A Rare Mixed-Use  
Investment Opportunity in  
the Heart of a Sought-After  
Cheshire Village.**

**1,907 sq ft**  
(177.17 sq m)

- INVESTMENT OPPORTUNITY
- ESTABLISHED & RELIABLE INCOME STREAM
- DIVERSE REVENUE PROFILE
- PROMINENT VILLAGE CENTRE POSITION
- DESIRABLE SEMI-RURAL LOCATION
- VALUE-ADD POTENTIAL

# 50-54 Market Street, Disley, Stockport, SK12 2DT

## Summary

<b>Available Size</b>	1,907 sq ft
<b>Price</b>	£495,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The subject property comprises a traditional mid-terrace mixed-use building beneath a pitched roof, comprising a ground floor retail unit, two self-contained residential flats above, and a rear outbuilding.

### Ground Floor - Retail Unit:

The ground floor comprises a self-contained retail unit extending to approximately 1,070 sq ft (99.42 sqm), currently trading as a Chinese restaurant. The unit benefits from a prominent frontage onto Market Street. The current occupier has traded from the premises for approximately eight years, with rent paid consistently throughout the tenancy.

### Upper Floors - Residential Accommodation:

The upper floors provide two self-contained residential flats extending to approximately 764 sq ft (70.97 sqm) combined. The flats are independently accessed and provide supplementary income in addition to the commercial accommodation.

### Outbuilding - Storage:

The property also benefits from a rear outbuilding extending to approximately 73 sq ft (6.77 sqm), currently utilised for storage purposes.

## Location

Disley is a Cheshire village situated on the edge of the Peak District National Park, south of Stockport and close to New Mills and Whaley Bridge. Whilst retaining a semi-rural character, the village serves as a commuter location for Greater Manchester.

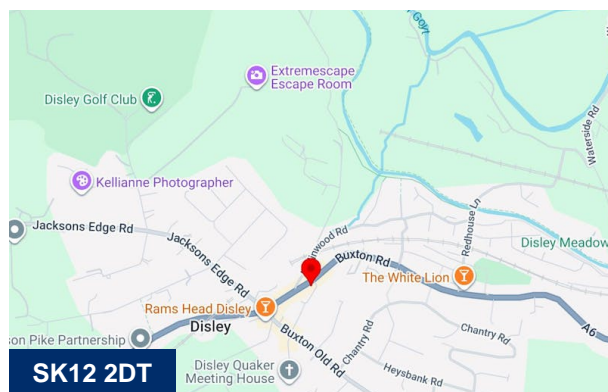
The village benefits from good transport links via Disley railway station on the Buxton Line, the A6 trunk road, and nearby access to the M60 motorway.

Market Street forms the principal retail area within the village centre, accommodating a range of independent retailers, cafés, restaurants and licensed premises. The subject property is situated adjacent to the Co-operative Food store, benefitting from strong pedestrian footfall and roadside visibility generated by both local residents and visitors to nearby Lyme Park.

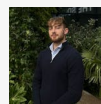
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	1,070	99.41	Available
1st	764	70.98	Available
Outdoor - Store	73	6.78	Available
<b>Total</b>	<b>1,907</b>	<b>177.17</b>	



## Viewing & Further Information



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