

# For Sale

2 Buxton Road West, Disley, Stockport, SK12 2JB



## Location

The subject property is situated in Disley, approximately 7 miles to the south of Stockport and 13 miles to the south of Manchester. There is a train station in the town with regular services to Manchester Piccadilly and Buxton. The town has a population of approximately 4,300.

The area comprises a mix of independent and national retailers including Co-Op, Bridgfords, and The Post Office.

## Description

The property is a stand alone building and the Bank's ownership comprises the basement, ground and first floors, however the first floor is sold on a 125 year lease expiring 2127.

Basement:	22 sq m	235 sq ft
Ground floor:	61 sq m	661 sq ft
Total:	83 sq m	896 sq ft

## Planning

The unit benefits from A2 use.

## Tenure

Freehold

## Price

Offers in excess of £80,000

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £4,450

**UBR (2018/19):** £0.48

**Rates Payable:** £2,136

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

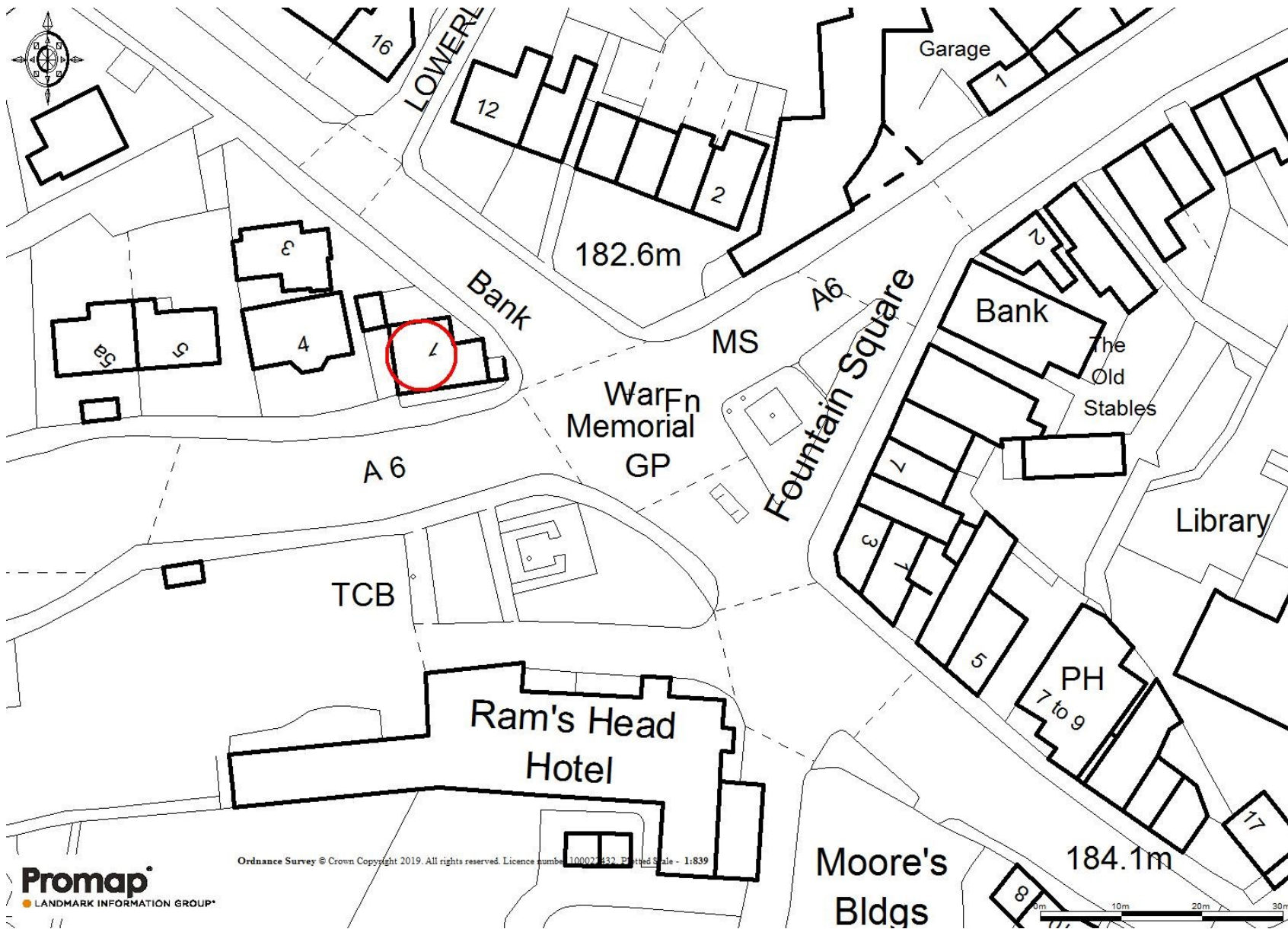
Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The property has an EPC rating of E. A copy is available upon request.

## VAT

VAT if applicable will be charged at the standard rate.



For further information  
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**Promap**  
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