



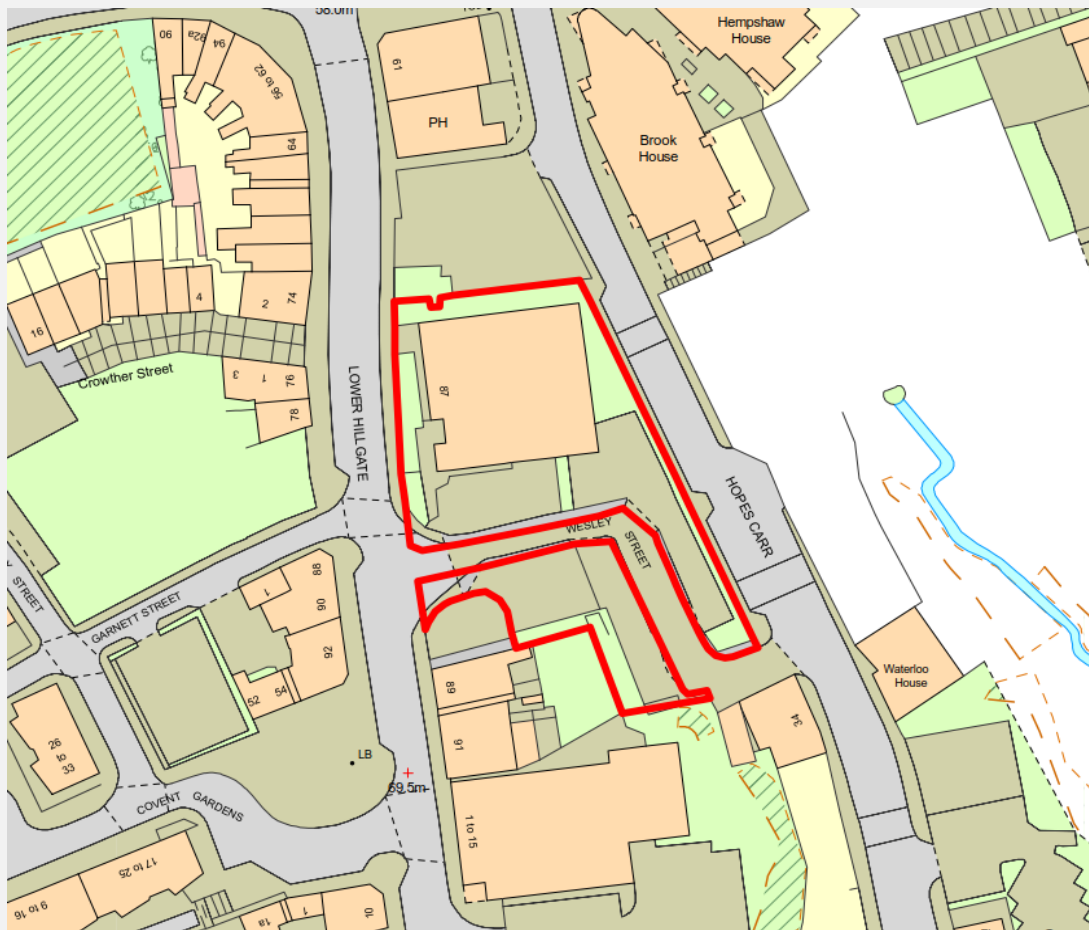
Sanderson
Weatherall

For Sale
1,336 Sq M (14,381 Sq Ft) Showroom & Premises
On a Site of 0.25 Ha (0.62 Acres)
May Suit Redevelopment (STPP)



73/87 Lower Hillgate, Stockport, SK1 3AW

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Executive Summary

- Prominent location on the corner of Lower Hillgate and Wesley Street
- Potential redevelopment site subject to planning permission

Description

Comprising a two storey former showroom of steel portal frame construction with brick (presumably cavity block inner leaf) elevations to the lower ground floor with a white-washed rendered finish to the upper floors beneath a dual pitched, insulated profile metal sheet roof.

The property is of a modern appearance, constructed circa 1980's with a prominent hexagon shaped full height glazed structure to the corner of Lower Hillgate and Wesley Street formerly used as the main access point to the ground floor retail accommodation.

Internally, the upper floor comprises open plan showroom space with the lower floor being partitioned to provide 2 studio rooms, ancillary rooms, 2 offices, mess/staff room, kitchen, stores and WC facilities.

The property also has the benefit of an extensive parking area and loading area to the rear of the lower floor.

Site Area

0.25 Hectares (0.62 Acres).

Tenure

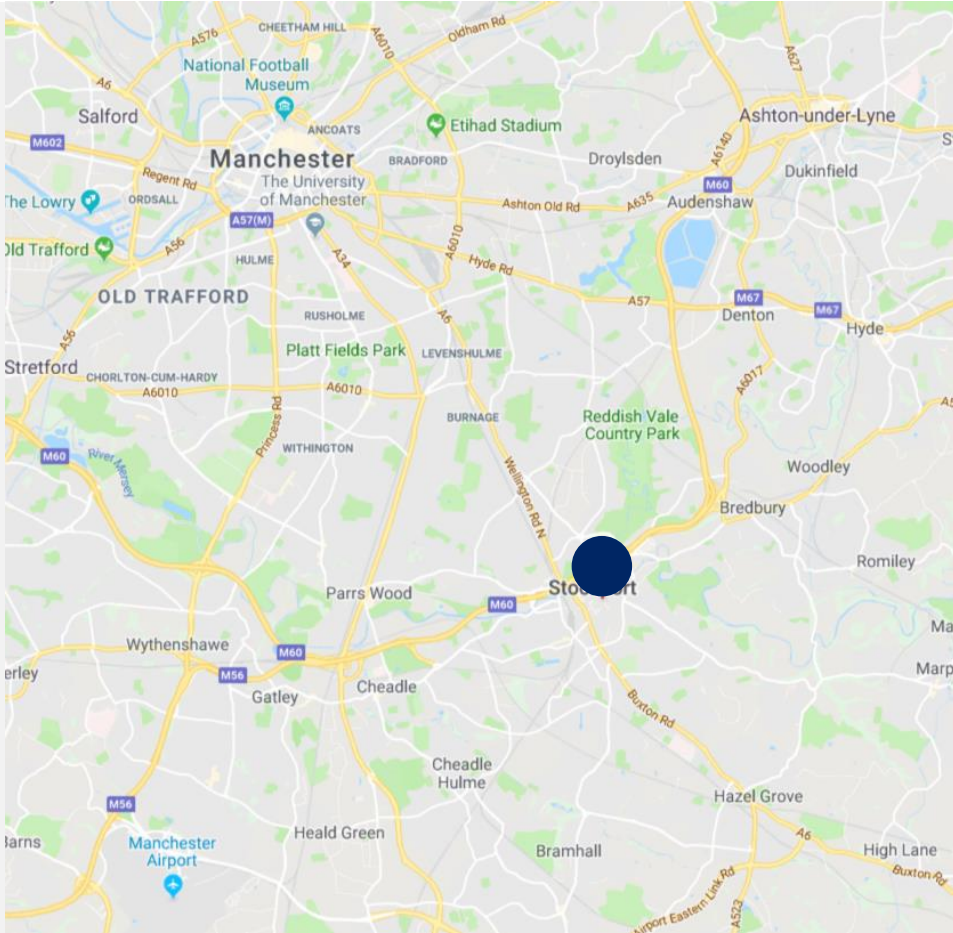
We understand the property is held under four separate titles which we detail below:-
Freehold – GM613096

Freehold – MAN131782

Freehold – MAN262686

Long Leasehold – GM613095

199 years lease dated 15 January 1971 for a term of 199 years from 1 March 1970 at a peppercorn rent, if demanded, between Stockport Corporation and Shacklock & Costello Limited.



EPC

The property has an EPC rating of D(95) a full copy of which is available upon request.

Location

The property is located on Lower Hillgate, on the southern edge of the main town centre area of Stockport with surrounding occupiers being a combination of retail, commercial and residential uses. Located within a Conservation Area the site is well located being on the edge of the town centre with ease of access for all town centre facilities.

Stockport is situated approximately 7 miles (11 km) south-east of Manchester city centre with access to the national motorway network via Junction 1 of the M60 Manchester orbital motorway, circa 0.5 miles to the north west and access to Manchester city centre via the A6.

Planning

Interested parties are to make their own enquiries of Stockport Metropolitan Borough Council.

Rateable Value

The property is assessed within the 2017 Rating List as follows:-

73-87 Lower Hillgate	Showroom and Premises	£63,000
Lwr Grd Flr, 73-87 Lower Hillgate	Dance School & Premises	£27,750

Guide Price

Offers in the region of £675,000.
VAT may be applicable at the prevailing rate.



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