

For Sale

15-17 Market Street, Marple, SK6 7AB



Location

Marple is a small town within the Metropolitan Borough of Stockport in Greater Manchester. It lies on the River Goyt and is 9 miles south east of Manchester, 9 miles north of Macclesfield and 4 miles south east of Stockport. The town has a resident population of 23,687 (2011 Census)

The property is situated in the middle of main pedestrianised pitch adjacent an access route to the main car parking provision located behind the property. It is located adjacent Cancer Research UK whilst opposite McColls. Other retailers in close proximity include Boots, Iceland, Superdrug, TUI and M & Co.

Description

The property was formerly utilised as a bank and extends over ground, and first floor.

Accommodation

Ground Floor	1,623 sq ft	150.8 sq m
Basement	459 sq ft	42.6 sq m

Tenure

The property is held freehold.

Price

Offers are invited in excess of £175,000.

Business Rates

The property is assessed for rates as follows:

Rateable Value: £20,000

Rate in £ (2018/19): 48.0p

Rates Payable: £9,600

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

Planning

The property currently has the benefit of A2 (Financial Services) and A1 (Retail) but may be suitable for alternative uses subject to planning consent.

Legal Costs

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

EPC

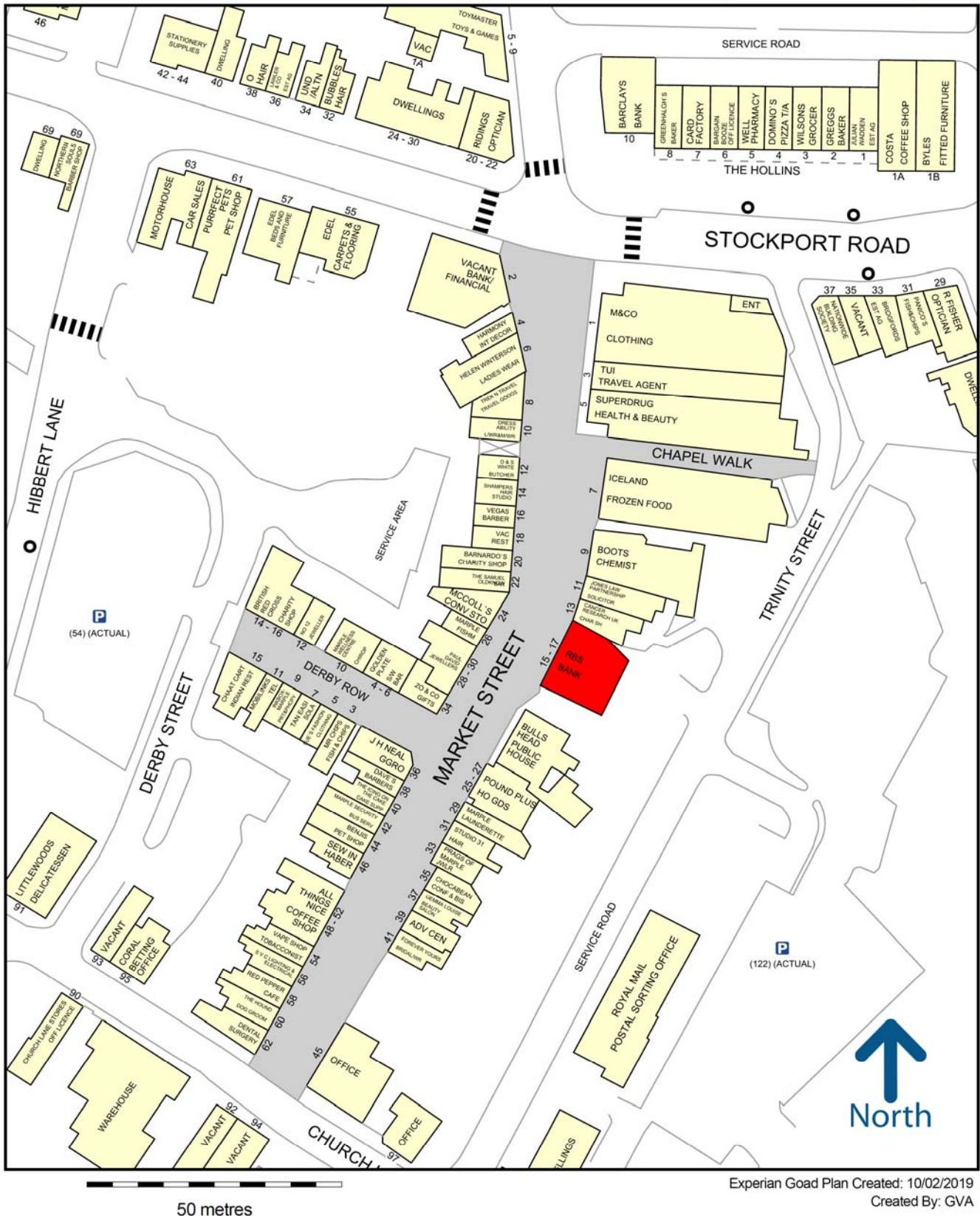
The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.



Avison Young

3 Brindleyplace, Birmingham B1 2JB

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

February 2019

File number: 058803966

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.