



**FOR SALE : 960 sq.ft. (89.18 sq.m.) Fully refurbished and extended mixed retail/office premises capable of sub-division to provide 403 sq.ft. ground floor retail premises and separately accessed 556 sq.ft. first and second floors capable of being converted to living accommodation subject to planning.**

**\*\*Planning consent for A3 restaurant/café use approved 25/8/2017 planning reference no 116822\*\***

***Located on Stockport Road in the heart of Levenshulme situated between Albert Road and Alma Road. Neighbouring occupiers include Paddy Power, Iceland and Jandol Lebanese Restaurant/Bakery.***

**946 Stockport Road  
Levenshulme  
Manchester  
M19 3NN**



**LOCATION:**

Located on Stockport Road in the heart of Levenshulme situated between Albert Road and Alma Road. Neighbouring occupiers include Paddy Power, Iceland and Jandol Lebanese Restaurant/bakery.

**DESCRIPTION/CONSTRUCTION:**

The property forms part of an established parade of retail properties in the heart of Levenshulme. The property is of traditional construction with brickwork elevations under a pitched tiled roof.

To the rear the property has been extended to provide a double storey extension which has been rendered. The property benefits from electric security shutters to the front and rear and the property is capable of being split to provide separate ground and upper floors.

Potential seating area available to the front of the premises.

**ACCOMMODATION:**

**GROUND FLOOR:** 403 sq.ft. comprising:-

32'7" x 14'5" less stairs, less w.c. with access to rear bin store. Front and rear shop benefit for electric roller shutters.

**FIRST FLOOR:** 385 sq.ft. comprising:-

32'8" x 14'0" less stairs less w.c.

**SECOND FLOOR:** 171 sq.ft. comprising:-

13'8" x 13'8" including Velux roof window

**SERVICES:**

All mains services available including electric, water and drainage.

**TENURE:**

Freehold.

**PRICE:**

£249,950 subject to contract.

**VAT:**

We understand VAT is not payable.

**RATEABLE ASSESSMENT:**

[946 Stockport Road RV: £7,500](#)

For information relating to the Rateable Value go to:-

[www.voa.gov.uk](http://www.voa.gov.uk)

**VIEWINGS:**

Viewings will be undertaken strictly by appointment with the Agents IMPEY & COMPANY - 0161 477 0444

**WEB SITE:**

Visit Impey & Company web site at: [www.impey.co.uk](http://www.impey.co.uk)

**POSSESSION:**

Possession is available upon completion of the legal formalities.

**IMPORTANT NOTE:**

i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.

ii) An EPC will be provided as soon as it is available.

iii) The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective tenant obtains professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the web site:

[www.bpf.org.uk](http://www.bpf.org.uk)

**PLEASE NOTE:** Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

**OUR REF: Q9**

