



**FOR SALE - 406 SQ FT (37.7 sq m) GROUND FLOOR CAFÉ WITH SEPARATELY
ACCESSED FIRST FLOOR TWO BEDROOM FLAT**

GROSS YIELD 10.4%

**43, Buxton Road
High Lane
Stockport SK6 8DR**



impey 
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Location

The property is located on Buxton Road, in the centre of High Lane close to the new SEMMMS link road and is approximately 6.5 miles from Stockport town centre, 3.7 miles from Poynton village centre and 5 miles from Bramhall.

Description

The property comprises a ground floor café which is let on an informal basis at £7,800 per annum with a first floor flat which is also let on an assured short hold tenancy at £7,800 per annum. The café is open plan with a front terraced area for seating.

The flat comprises 2 bedrooms, kitchen and bathroom and has a long term tenant.

Property Details

Accommodation	<p>Ground Floor : 406 sq ft (37.7 sq m) comprising main sales area, stockroom and w.c. with wash hand basin.</p> <p>First Floor: Two bedroom flat with separate living and kitchen area.</p>
Price	£150,000 subject to contract.
Tenancies	<p>Ground Floor - Let on an informal basis at £7,800 per annum - the tenant is open to signing a new lease.</p> <p>The two bed flat produces £7,800 per annum.</p>
Tenure	Freehold.
Services	All mains services are available to the property including mains electricity and water.
Legal Costs	Each party will be responsible for their own legal costs incurred in the sale of the property including VAT and SDLT.
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk

Contact us



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IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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