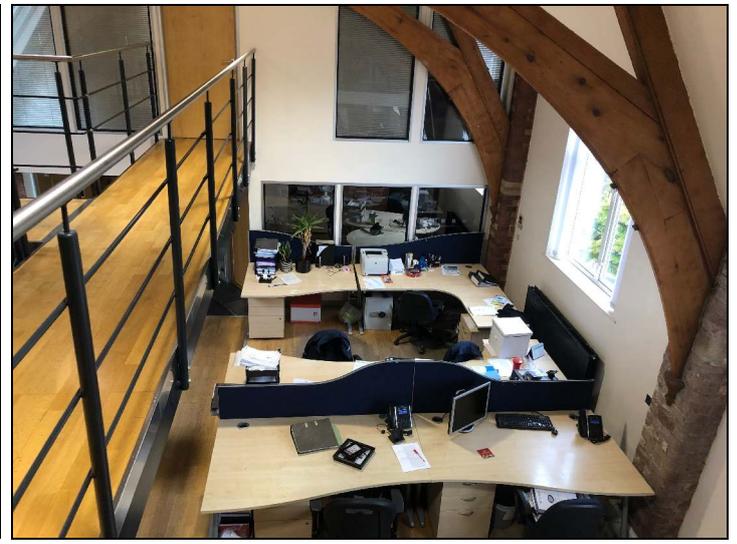
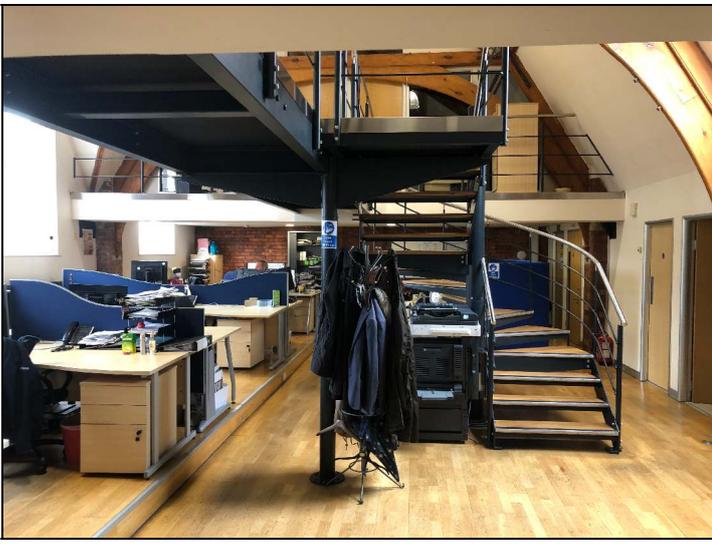


FOR SALE /TO LET : Rare Freehold Opportunity in Stockport Town Centre with Parking

**The Mission
Wellington Street
Stockport SK1 3AH**





Location

The property is prominently situated fronting Wellington Street, opposite Grosvenor Casino. The property is a few minutes walk of Stockport town centre and is positioned immediately to the west of Stockport Railway Station (0.4 miles), which provides half hourly direct train services along the West Coast Mainline to London Euston.

Description

The property dates back to 1889, and was originally constructed for Stockport Lads Club which was the first of its kind in Stockport. The building is very traditional, in that it is constructed of red bricks with large double glazed windows and a pitched roof. The offices are over 3 floors with such great height the addition of mezzanine areas also. Internally the offices are very light with the large double glazed windows and maintains its character with exposed brickwork throughout. We believe the property is connected to mains gas, electricity and water. To the rear of the property is a covered area, with private car parking area for 10 vehicles. The property is currently tenanted until April 2021 at a rental of £65,000 per annum.

Property Details

Accommodation	Ground Floor - 1,380 sq ft (128.2 sq.m.) First Floor - 1,590 sq ft (147.7 sq.m.) Mezzanine - 354 sq ft (32.9 sq.m.) Second Floor - 2,202 sq ft (204.6 sq.m.) Total - 5,526 sq ft (513.4 sq.m.)
Sale Price	£695,000 subject to contract
Rental Price	£57,500 per annum
Car Parking	10 on site car parking bays to rear
Legal Costs	Each party to pay their own legal costs
EPC	Available upon request
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk However, it is understood the property is currently listed with a Rateable Value of £38,000.

Contact us

☎ John Poole 0161 477 0444

✉ jpoole@impey.co.uk

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.

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.

Impey & Co Ltd - Chartered Valuation Surveyors - Commercial Estate Agents - Property Consultants