



barkerproudlove
retail property consultants

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RETAIL UNIT WITH FIRST FLOOR OFFICES - FOR SALE

21 Bramhall Lane South, Bramhall, SK7 1AQ



Price: £475,000

Total Floor Area

3,245 Sq ft / 303.72 Sq M

**FOR
SALE**

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:





Location:

Bramhall is a suburban area in the Metropolitan Borough of Stockport, situated about 13km South of Central Manchester and 7km East of Manchester Airport.

The property occupies a prominent corner location adjacent to a pedestrian entrance into the 'Village Square' shopping centre. The building represents a rare redevelopment opportunity in the centre of this extremely popular borough subject to the necessary planning consents.

Accommodation:

Ground Floor: 2,200 Sq ft (206.62 Sq M)

First Floor: 1,045 Sq ft (97.10 Sq M)

Total: 3,245 Sq ft (303.72 Sq M)

Business Rates:

Rateable Value (2021): £38,000

Rates Payable (2020/21): TBC

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Price:

£475,000

Terms:

The property is offered to the market with vacant possession.

Legal costs:

Each party is responsible for their own legal costs incurred in this transaction.

EPC:

Available on request.

Subject to Contract
September 2021

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

