



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

34 High Street, Cheadle, Manchester SK8 1AE



Price: £350,000

Total Area

2,541 Sq ft / 236 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole selling agent.

Barker Proudlove

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Location:

The subject property is situated in Cheadle, a relatively affluent South Manchester suburb within the Metropolitan Borough of Stockport. The town is located approximately 5 miles south of Manchester city centre and 2.5 miles from Stockport. Cheadle boasts excellent road communications being located adjacent to the 34 to Manchester city centre and nearby J2 & J3 of the M60 motorway,

The town centre has an attractive mix of national and independent retailers. The subject property is located on the northern side of the high street and within the prime retail pitch, Nearby retailers include Sainsburys, Brezo Lounge, Starbucks, Card Factory and Savers.

The subject property is comprised of ground, basement, and first floors, and boasts a return frontage onto Mary Street. The property would lend itself to a range of uses, subject to the necessary planning consents.

Sale Price:

Offers in the region of £350,000.

Tenure:

Freehold with vacant possession

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Basement	551	51.20
Ground Floor	1,250	116.20
First Floor	740	68.80
Total Area	2,541	236.20

Business Rates:

The premises currently has a rateable value of £32,000 from 1 April 2023. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

March 2023

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

Subject to Contract



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