

For Sale



Hazel Grove

180 London Road, SK7 4DH

Total Area: 8,270 sq ft (768.31 sq m)

Offers in the Region of: £595,000

Location & Description:

- Hazel Grove is a well-established suburban area situated approximately 4 miles south-east of Stockport town centre and 10 miles south of Manchester city centre. It benefits from strong transport connectivity, with the A6 running directly through the town, providing a key arterial route between Manchester and Buxton. Hazel Grove is also located within close proximity to the M60 and M56 motorways, offering convenient access to the wider Greater Manchester and Cheshire regions.
- The area is served by Hazel Grove railway station, which offers regular services to Stockport, Manchester Piccadilly, and Buxton, making it a popular location for commuters. Several local and regional bus routes also operate along the A6 corridor, enhancing public transport connectivity.
- Hazel Grove supports a mix of national retailers, independent shops, cafés, and local services primarily located along London Road (A6), forming the town's main commercial spine. The area is part of the wider Stockport borough, which is undergoing significant regeneration and investment.
- The subject property consists of two retail units including the former bank hall and Mellors Estate Agents who have been a long standing tenant and are to remain in occupation.

Demise:**180 London Road (Bank Hall) Floor Area**

Ground Floor Sales: 2,856 sq ft (265.33 sq m)

First Floor: 3,058 sq ft (284.10 sq m)

182 London Road (Mellors) Floor Area

Ground Floor Sales: 1,885 sq ft (175.12 sq m)

First Floor: 471 sq ft (43.76 sq m)

Total Car Spaces: 26

Price:

Offers in the region of £595,000.

Tenure:**180 London Road** to be sold with vacant possession.**182 London Road** is let to Mellors Estate Agents on a 2 year lease inside the provisions of the L&T Act 1954 from 11 November 2024 at a rent of £17,000 pax.**VAT:**

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

Rating Assessment:**180 London Road** - Rateable Value (April 2023) - £33,000.**EPC**

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Date Prepared:

June 2025

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.

For further information, register, request a viewing and stay up to-date with this property please click the image below.

**Contact Us:****Simon Colley**

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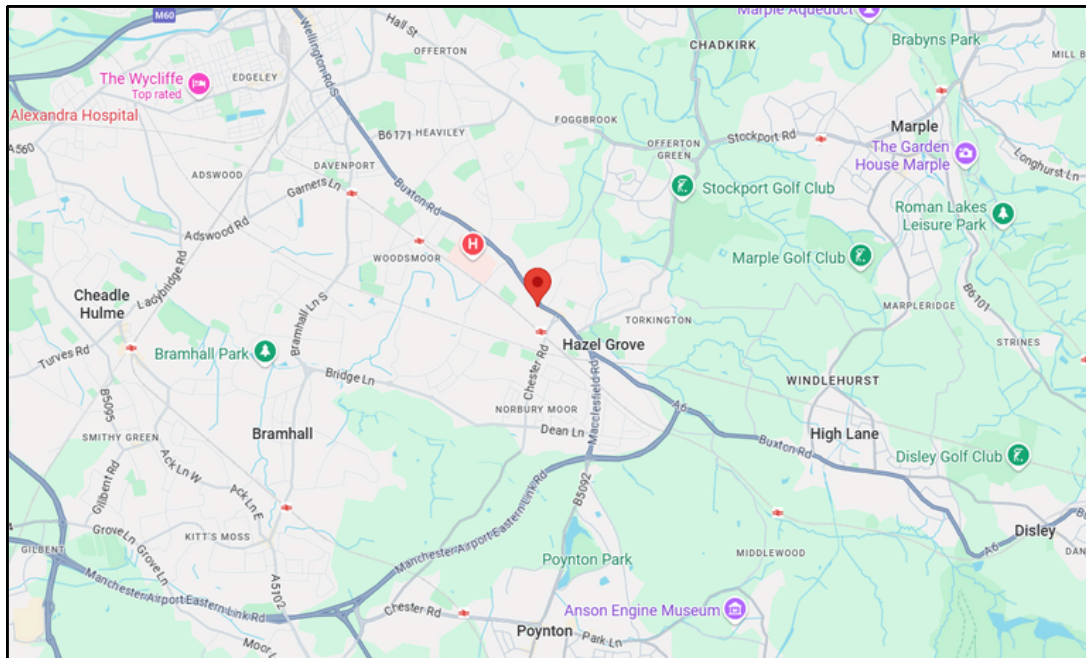
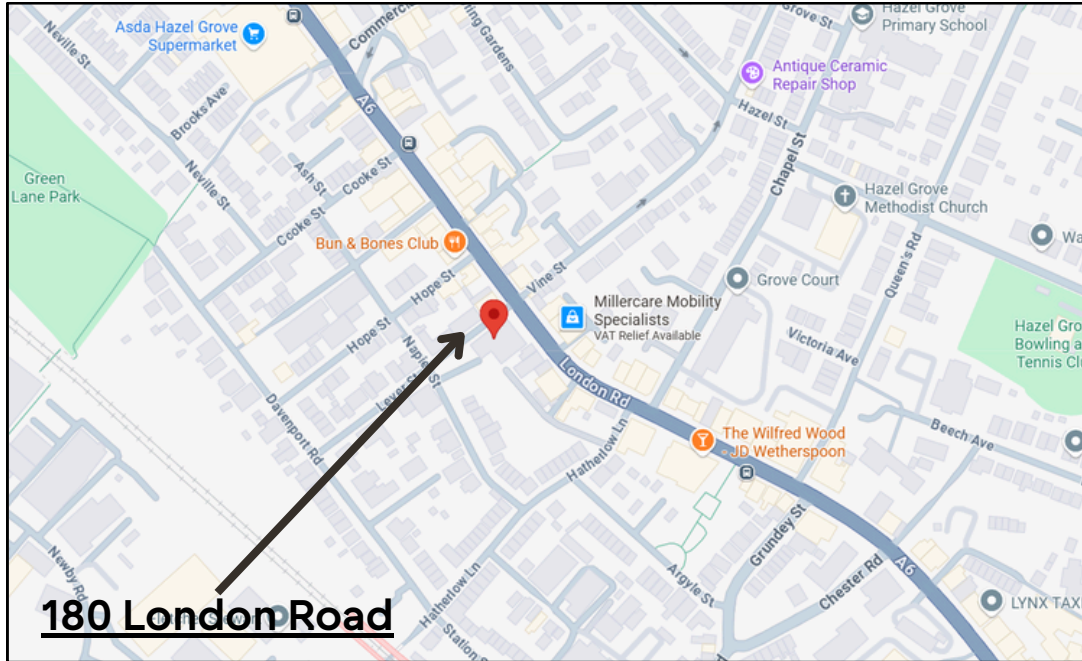
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