Gifford Dixon

Commercial Property

TO LET

10 Bramhall Lane, Stockport, Cheshire, SK2 6HR

Retail Investment Property

£130,000

gifforddixon.co.uk

0161 667 1317

Gifford Dixon

LOCATION

Occupying a prominent position at the end of a retail parade along Bramhall Lane close to the junction of the busy A6 Wellington Road South in Stockport, adjacent to Majestic wine warehouse and the Blossoms public house.

DESCRIPTION

The property is a single storey end terrace retail premises of brick construction with a flat felt roof, which fronts onto Bramhall Lane. The premises is occupied by an independent operator t/a Elegance Gents Hair Salon on a 5 year IRI lease from 1st August 2017 with the rear office room sub-let to a therapist business.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Shop	30.62 Sq. M.	330 Sq. Ft.
Therapy Room	8.30 Sq. M.	89 Sq. Ft.
Kitchen	9.54 Sq. M.	103 Sq. Ft.
Total	**48.46 Sq. M.**	**522 Sq. Ft.**

Plus W/C facility to the rear.

LEASE

The whole property is currently let on a 5-year Internal Repairing & Insuring (IRI) lease from 1st August 2017 at a rent of £10,400 per annum, with an upward only rent review on 1st August 2020.

SALE PRICE

Offers of **£130,000** are invited for the Freehold site.

TENURE

Freehold

EPC

G (153)

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

We understand that VAT is not applicable to this sale.

VIEWINGS

Strictly by appointment with the sole agent.

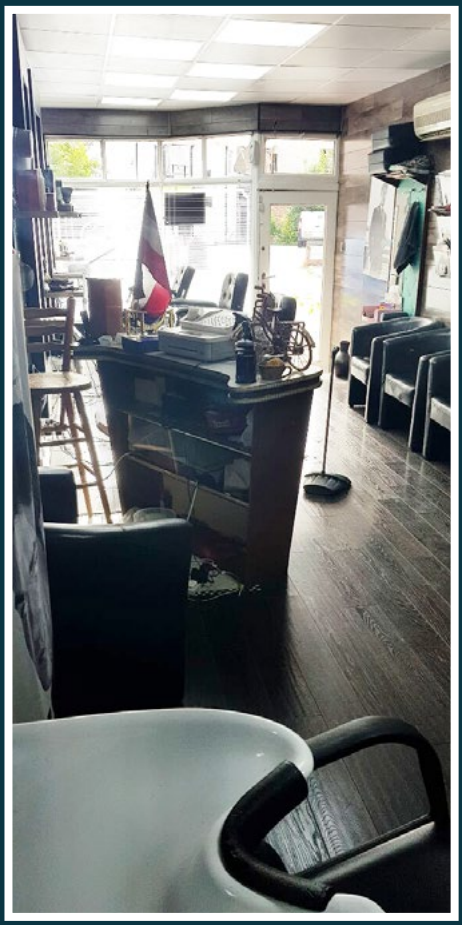
Gifford Dixon
Commercial Property

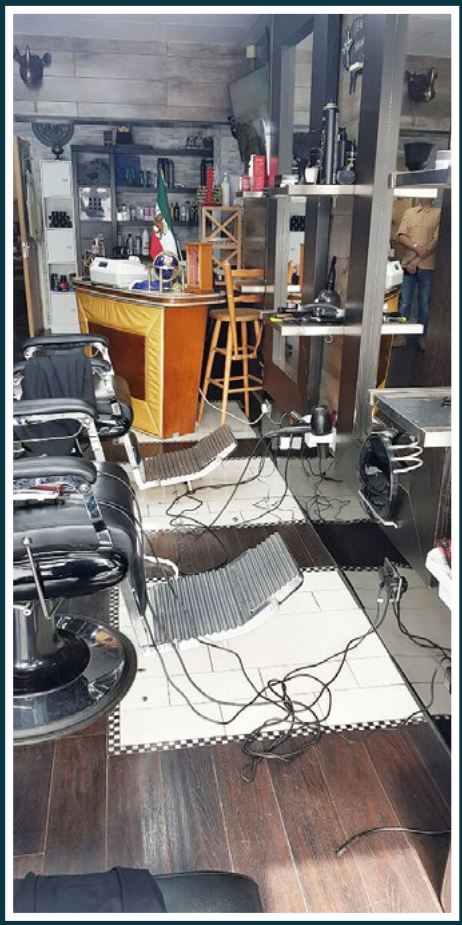
Steven Gifford-Dixon
T: 0161 667 1317
M: 07779 263914
E: steven@gifforddixon.co.uk

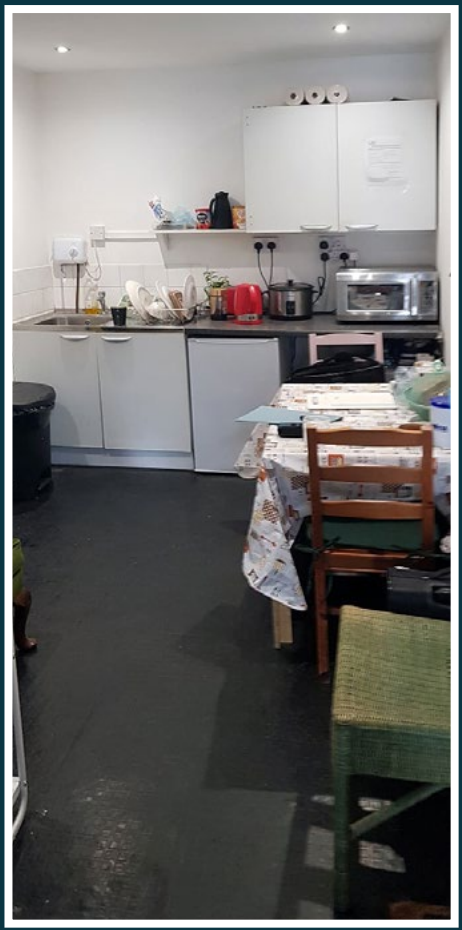
Subject to contract
2nd September 2019

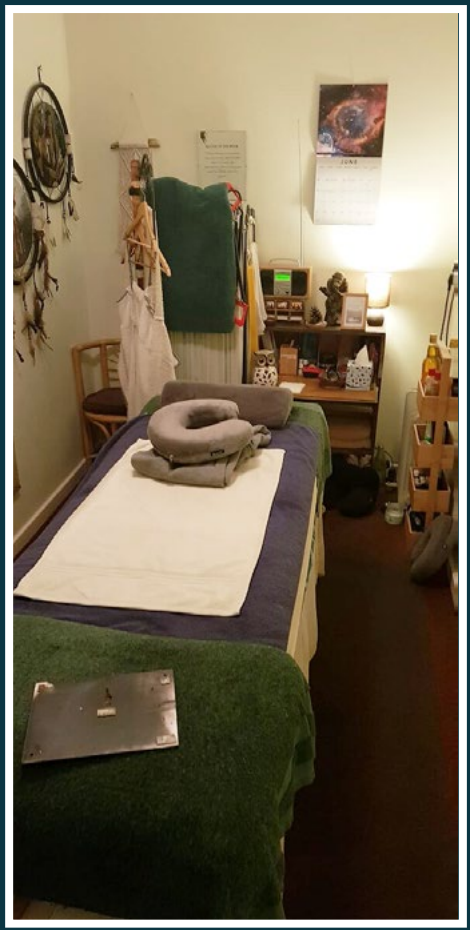
0161 667 1317

Gifford Dixon



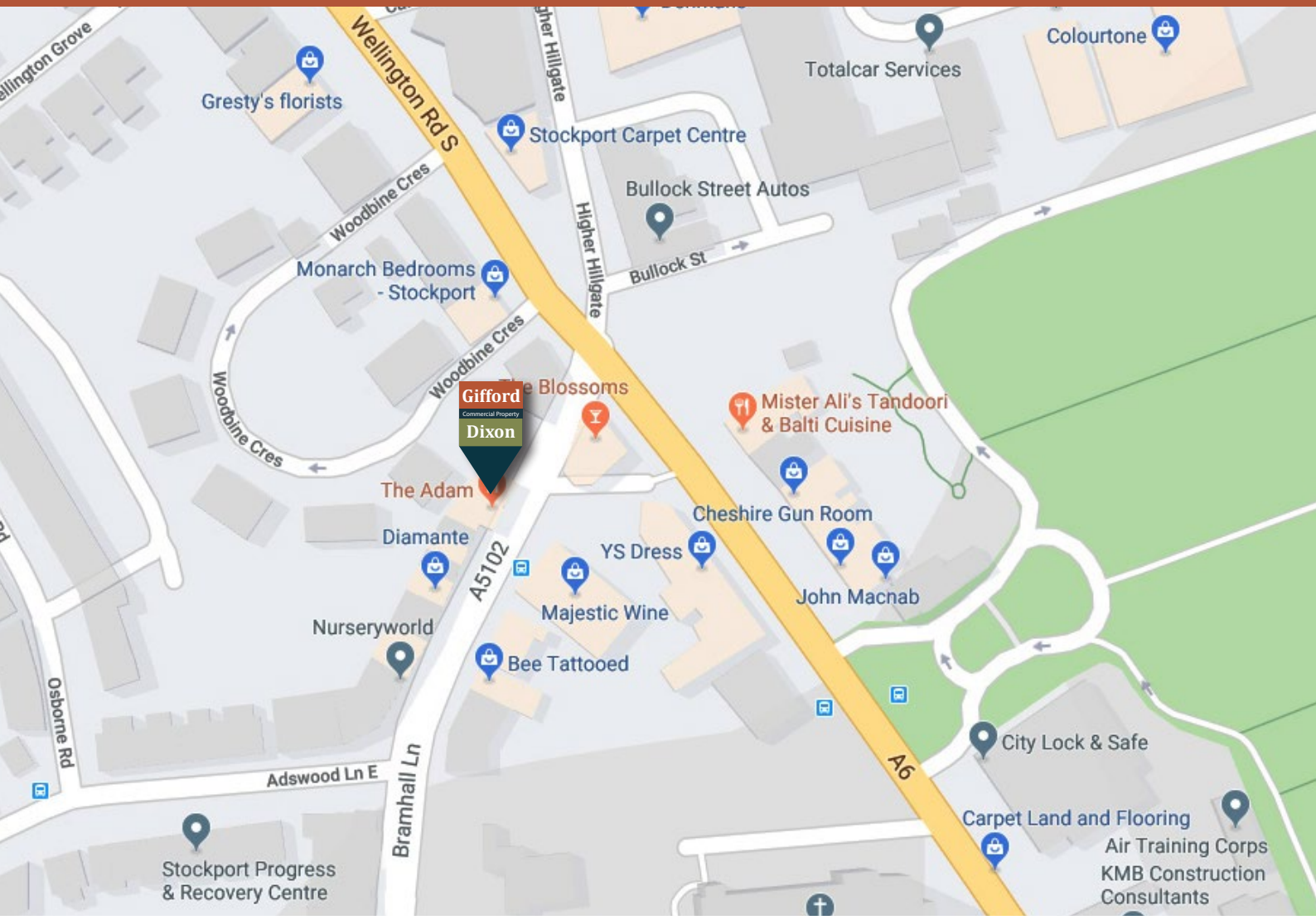






0161 667 1317

Gifford Dixon



Important Notice: Gifford Dixon Commercial Property for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract. None of the statements contained in these particulars as to the property are to be relied on as statements of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor(s) or lessor(s) do not make or give and neither Gifford Dixon Commercial Property nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Finances Act 1989. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. The plans and drawings provided are not to scale and are for indicative purposes only.

0161 667 1317