



markwarburton
CHARTERED SURVEYORS

ID 100-116



FOR SALE

RETAIL AND RESIDENTIAL INVESTMENT PROPERTY

1,486 SQ. FT / 138 SQ. M



19/19A MARKET STREET, STALYBRIDGE, SK15 2AL

PROPERTY LOCATION

Fronting Market Street in the centre of Stalybridge close to the railway station and on the main strip for the nighttime trade.





- Central town position on Market Street
- Close to railway station
- Fully let generating £29,440/annum
- Gross initial yield circa 10%

A three storey middle of terrace mixed retail and residential property of brick construction under a pitched slate roof.

Comprising takeaway to ground level which operates as 'Phat Ladz', a burger outlet, with a well fitted shop front servery, centralised kitchen, and rear ancillary. There is also basement storage.

The first and second floors each comprise a well fitted and modern 1 bed apartment.

The ground floor and upper floors are separately accessed.





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SERVICES

We understand that mains electricity, gas, water, and drainage connections are available

LEASES AND RENT

The property is currently let.

Ground Floor
25 year lease effective July 2016 with 3 year rent reviews and a current passing rent of £11,500/annum

First Floor & Second Floor
Each separately let on an Assured Short-hold Tenancy at a combined rent roll of £17,940/annum

Further details on application.

PRICE

£300,000
reflecting a gross initial yield circa 10%

ENERGY PERFORMANCE

Certificate available on request.

FLOOR AREA

The property extends to a gross internal floor area of 1,486 sq. ft made up as follows:

Ground Floor	590 sq. ft	55 sq. m
First Floor	448 sq. ft	42 sq. m
Second Floor	448 sq. ft	42 sq. m
TOTAL	1,486 sq. ft	138 sq. m

The basement extends to 415 sq.ft

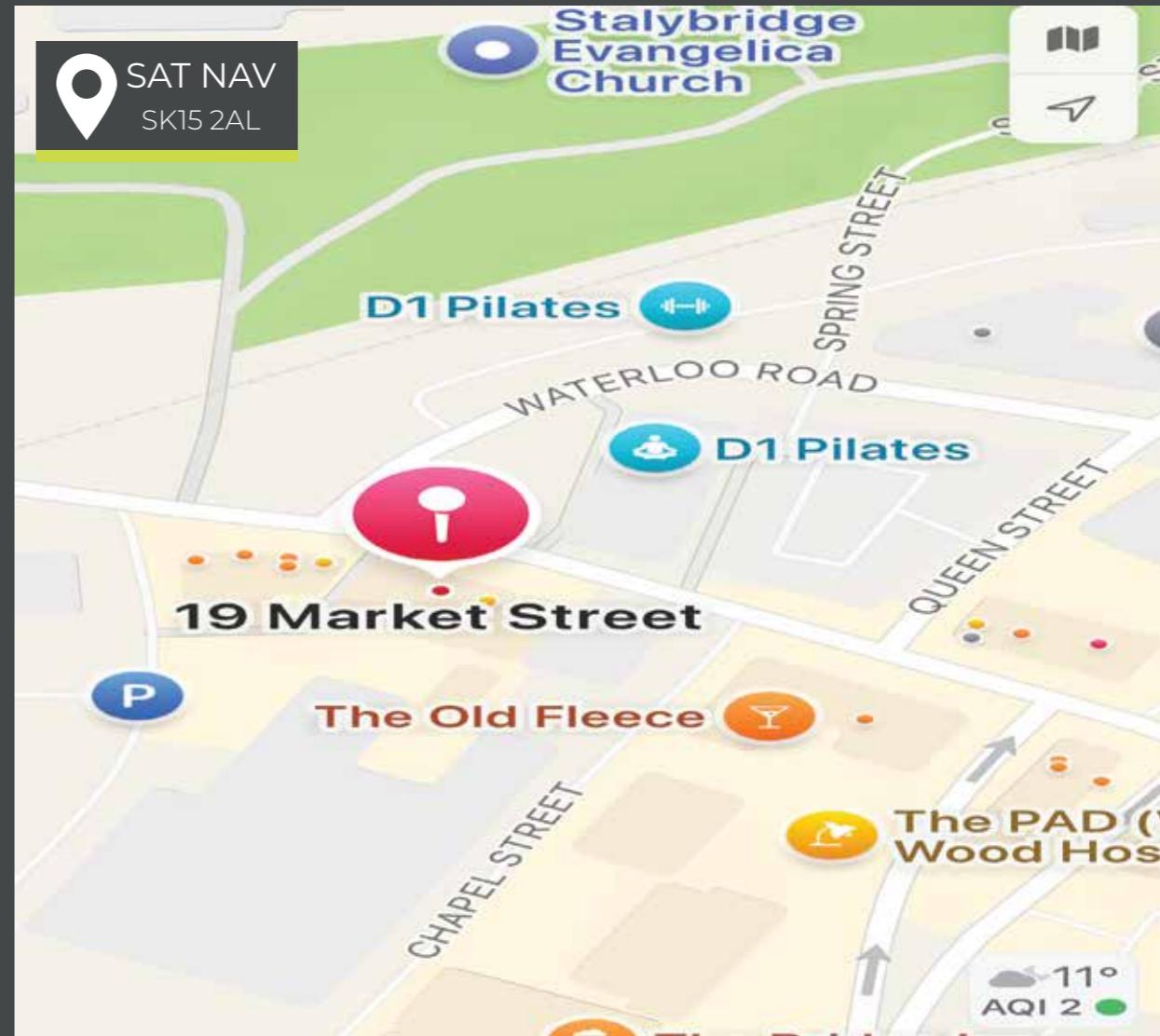
ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

VIEWING:

By prior appointment with the Sole Agents
Mark Warburton Chartered Surveyors

mark@mwpco.uk



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