



SOLOMON ESTATES are delighted to present to the market this commercial property, located in Levenshlume on Stockport Road. The property is a good investment opportunity with good potential rental income. This property has great transport links and nearby to supermarkets, Restaurants and other facilities and amenities.

The current use of the unit is a takeaway and it comes with a hot food license which adds the value. There is a two bedroom flat on 1st and 2nd floor. The ground floor has a good size shop floor and a basement. The 1st floor contains a bedroom, kitchen and a bathroom. The 2nd floor contains a big room.

The property is generating rental income of £18000 pa currently which will be increased to £20000 pa from next year. There is a rent review at the end of third year. The lease term is 5 years.

Dont miss out on this rare opportunity to purchase this amazing commercial property in excellent location for rental income.

The property is leasehold. It has a lease term of 900 years, started from 15th September, 1966. Annual ground rent is £75.

Tenure: Leasehold  
SAT NAV: M19 2TB

#### Measurements

Shop Floor: 14.1 x 4.1

#### 1st Floor

Bedroom 1: 4.4 x 3.6  
Kitchen: 3.9 x 2.7  
Bathroom: 2.4 x 2.1

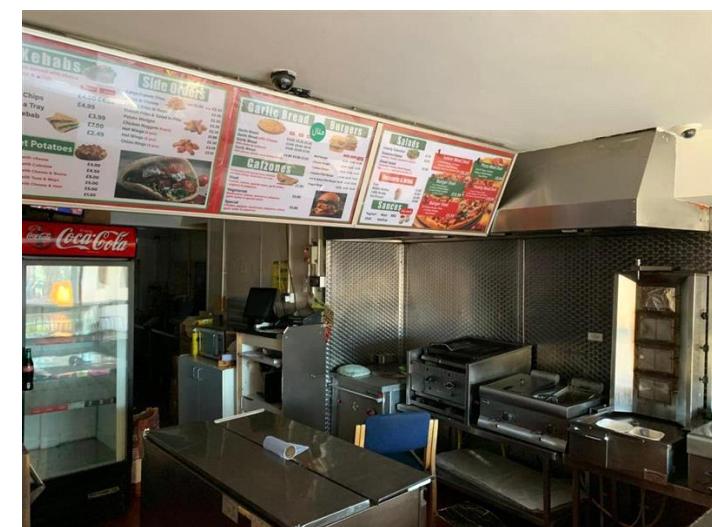
2nd Floor

Bedroom 2: 4.4 x 4.4

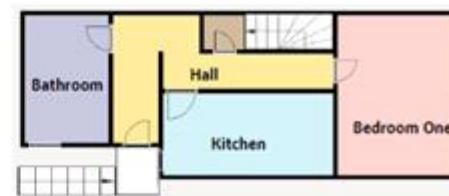
Tenure: Leasehold (900 years)

Service Charge:

900 years lease started from 15th September 1966. Annual ground rent is £75.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

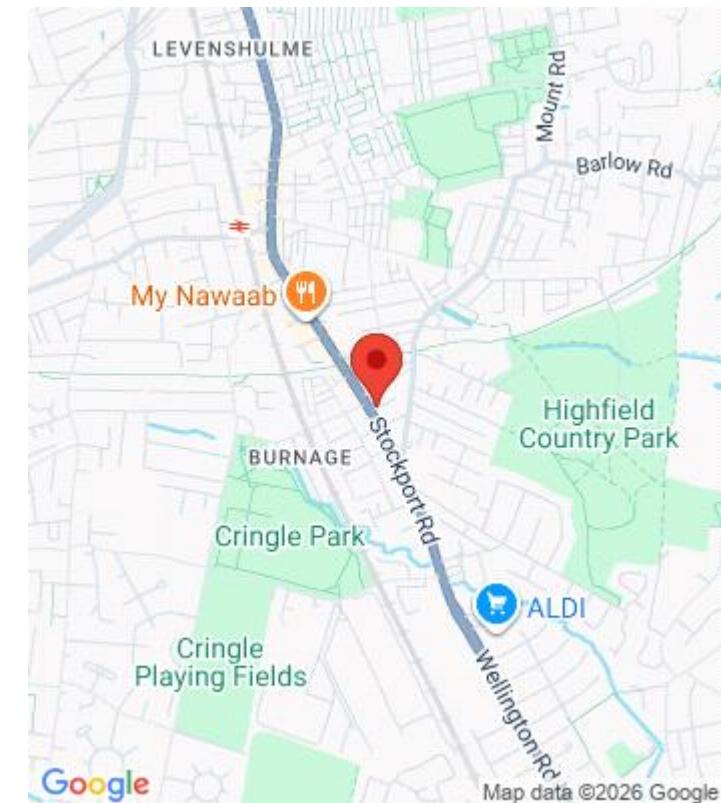


1<sup>st</sup> Floor



2<sup>nd</sup> Floor

Ground Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. They cannot be relied upon for any purpose, and they do not form part of any agreement. No liability is taken for any error. A party must rely on its own inspection. Presented by Solomon Estates.