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FOR SALE/TO LET

RETAIL UNIT 584 SQFT WITH 1ST FLOOR FLAT
SECURE REAR YARD



**211 GARNER LANE
STOCKPORT
SK3 8QJ**

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Beesleys Chartered Surveyors, Rossetti Place 6 Lower Byrom Street Manchester M3 4AP Tel: 0161 839 2444 Fax: 0161 839 2737

LOCATION

Located in a busy residential area of Stockport at the end of a parade of shops, this double fronted retail unit is located on Garner Lane with good access onto the A5102 Bramhall Lane and the A6 Buxton Rd. The M60 is within 2 miles of the retail unit.



DESCRIPTION

211 Garner Lane is a double fronted shop unit of cavity brick construction under a multi-pitch clay tile roof. The ground floor is the retail unit and to the first floor is a 2 bed flat which has a separate access at the rear of the property via a secure yard area. The property has wrought iron gates to the front and the rear yard has secure gates and a high brick wall surrounding it. The windows are double-glazed throughout.

ACCOMMODATION

The accommodation comprises of open plan retail area to the ground floor, with a light weight partitioned area separating a second room within the unit. This leads through to the L shaped kitchen area at the rear of the property, where the toilet is also situated. From the kitchen/storage area, there is access to the secure rear yard. Access to the first floor flat is at the rear of the property. The flat comprises: 2 double bedrooms, living / dining area, a bathroom and kitchen. The first floor flat has central heating throughout.

TERMS

This property is for sale or to let. For the Freehold, offers in the region of **£180,000 are sought**. (SUBJECT TO CONTRACT). The ground floor shop unit is available on a full repairing lease at a rent of £7,000 per annum. The 1st Floor flat is available to rent for £425 pcm (£98 pw).

TENURE

We believe that the tenure is Freehold.

VAT

All prices quoted are exclusive of but may be subject to VAT.

LEGAL

Each party will be responsible for their own legal costs.

VIEWING

Strictly through the sole agents, Beesleys Chartered Surveyors.

Tel: 0161 839 2444 Email: emma@beesleyscs.co.uk