

LOCATION

The premises are prominently located within the busy Commercial area on Bird Hall Lane approximately 1.5 miles from Stockport town centre and the M60 motorway.

DESCRIPTION

The property comprises a single storey workshop unit of traditional brickwork construction under a pitched roof. Currently sub-divided into a reception, office, kitchen, workshop, former cafe and WC facilities. The office has suspended ceiling and a new central heating system. All mains services are available as well as three and single phase electrics

The roof has recently been replaced. New Boiler and internal doors 2017.

There is also a separate twin gated compound of approximately 1000 sq. ft.



The main workshop has a large roller-shutter door providing access to enclosed yard with car parking spaces

Planning consent for 8,000 sq ft redevelopment elapsed in 2009

FLOOR AREAS

ddgac pc	1,185.9 sq ft	(109.91 sq m)
mpi fmn	2,013.4 sq ft	(186.6 sq m)
mpkcp dc	603 sq ft	(55.89 sq m)
pb	1000 sq ft	(92.90 sq m)

TOTAL

4,803 sq ft (445.3 sq m)

TERMS

The premises are available by way of Freehold disposal or a new full repairing and insuring lease for a minimum term of 5 years to be negotiated.

PRICE

£300,000

RENT

£20,000 p.a.x

RATES

Rateable Value £10,000 (SK3 0XX)

Zero Business Rates Payable 2017/18

Small business rate relief 2017

LEGAL COSTS

Each party is to be responsible for their own legal costs

VAT

All prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment

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