

FOR SALE

SINGLE STOREY INDUSTRIAL PREMISES
(DEVELOPMENT OPPORTUNITY) **Current Business Unaffected**



3,803 SQ FT (352.4 SQ M) + Detached 1000 SQ FT Yard

PUMP HOUSE, BIRD HALL LANE, CHEADLE HEATH
STOCKPORT SK3 0XX

*'EXCELLENT LOCATION WITHIN POPULAR INDUSTRIAL AREA'
THE PROPERTY COULD BE SPLIT INTO INDIVIDUAL UNITS*

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

Office area	1,185.9 sq ft	(109.91 sq m)
Workshop	2,013.4 sq ft	(186.6 sq m)
Former Cafe	603 sq ft	(55.89 sq m)
Yard	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.

PRICE

£300,000

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

Prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment

Contact details:

Telephone 0161 428 0133

Email: Sales@centrifugalpumps.co.uk

