

JAKS & CO



65 Middle Hillgate , Stockport, SK1 3EH

A Freehold Commercial Unit available for sale within the heart of Stockport Town Centre.

Comprises: Front Shop Entrance with fob controlled electric shutters, Front of Shop, W/C Facilities, Kitchen/food prep.

Accessible to the M60, Manchester Airport. Portwood Roundabout is a mile away from the property.

Stockport Town Centre is currently undergoing a successful regeneration with the view of creating more jobs, homes and growth in the area. This will create more investment for businesses and the need to cater for the growing population.

Rateable Value

Rateable value: £8,200.

Small Business Rates Multiplier 2023/23: 49.9p.

We understand that this used to be a Cafe.

Available for vacant possession.

There are two apartments available to Buy on the upper floors that are currently for Sale in the same block. Both at an asking price of £120,000 per apartment. Call 0161 533 0911 if you are interested in purchasing the whole block.

Asking price £140,000

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• Commercial Unit

• Vacant Possession

• Central Stockport Location

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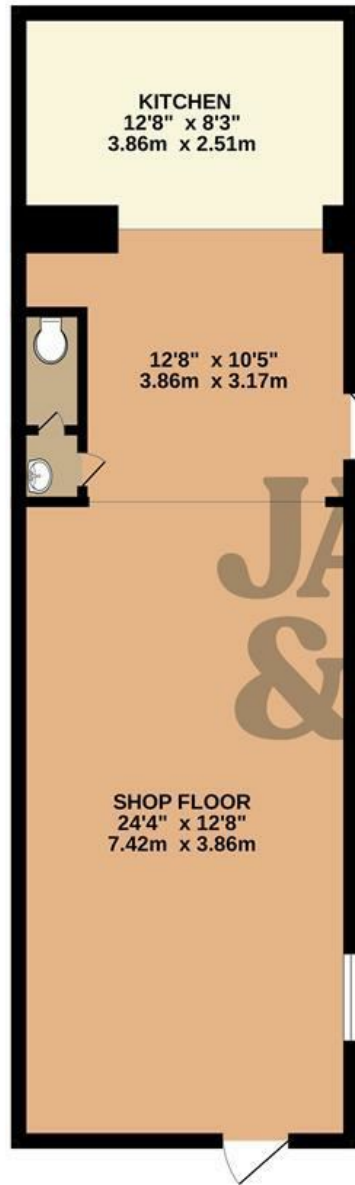
Directions

From Wellington Road South take a right onto Edward Street, pass the Magistrates courts, Take a right onto Middle Hillgate where the property can be found on the Left hand side



Floor Plan

GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	