

FOR SALE

193 BRAMHALL LANE | DAVENPORT | SK2 6JA

Retail property [806 SqFt]

+ 3 bed flat [791 SqFt]



LOCATION



The property is located in the heart of Davenport close to the junction of Bramhall Lane and Heathfield Road.

Situated on a busy stretch of high street in a densely populated residential area, close to both Stockport and Hulme Hall Grammar Schools.

Davenport Train Station is just a couple of minutes walk from the property, offering quick services into Stockport and on to Manchester Piccadilly.

Situated on a busy retail parade, a stone's throw from Davenport Train Station

By car, Buxton Road (A6) is a 1 minute drive, providing swift access to the M60 and the wider motorway network.



THE PROPERTY

A mixed use premises providing retail over ground and basement, and a separately accessed duplex flat to the upper floors.



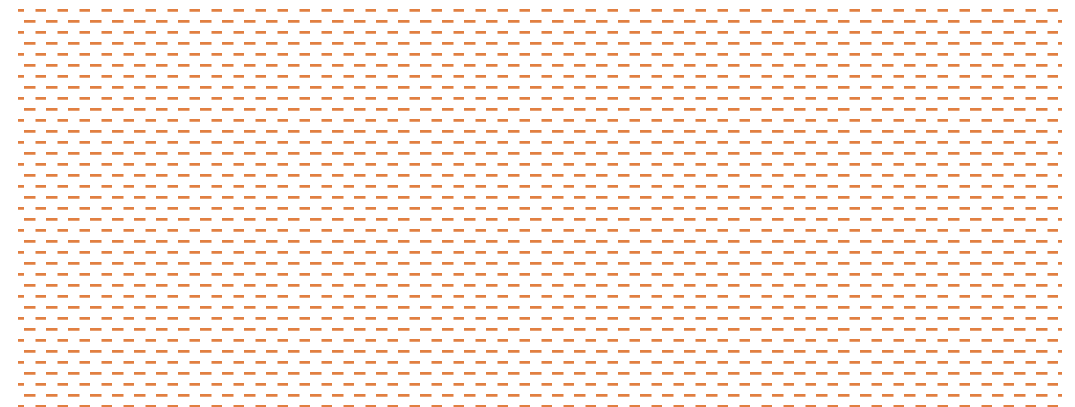
The property is a mid terrace building of traditional red-brick construction, under a pitched slate roof.

The retail element was previously occupied by a barber shop and benefits from secure roller shutters to the glazed frontage.

The current configuration provides a split level salon with kitchen and W/C to the rear. There is also a basement, Previously used as storage.

There is a separately accessed duplex apartment over first and second floors. The tenant has recently vacated and the property is therefore available with full vacant possession.

Externally, there is a courtyard to the rear which could be used for car parking.



SPECIFICATION



- RETAIL ELEMENT FITTED OUT AS HAIR SALON
- ROLLER SHUTTERS TO THE FRONT OF THE PROPERTY
- W/C AND KITCHEN TO GROUND FLOOR LEVEL
- REAR COURTYARD PROVIDES ACCESS AND CAR PARKING
- SEPARATELY ACCESSED 3 BEDROOM DUPLEX FLAT

Availability

AREA	SIZE (SQ FT)	SIZE (SQ M)
RETAIL		
Ground	628	58.3
Basement	178	16.5
DUPLEX FLAT		
First	526	48.9
Second	265	24.6
TOTAL	1,597	148.3

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

TERMS

TENURE

We understand the property is held Freehold.

TENANCIES

The property is currently unoccupied and available with full vacant possession.

PRICE

Offers in the region of £250,000.

VAT

The property is not elected for VAT.

BUSINESS RATES

We encourage you to make your own enquiries regarding the business rates levied on the property with the local valuation office.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with the sole agents Edwards & Co.

The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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