

MBRE

INVESTMENT FOR SALE



13
Shaw Road
Heaton Moor
Stockport, SK4 4AG

**2,252
SQ.FT**



- Fully let commercial & residential investment
- GF/Lower GF: 1,275 Sq.ft overall plus terrace
- First Floor 2 bedroom Flat: 542 Sq.ft
- Second Floor 1 bedroom Flat: 435 Sq.ft
- Council Tax Band A for flats: £1,650.21
- 13 Shaw Road RV: £17,750 - Tenant to pay
- Total income: £46,200 - 7.11% Yield
- Freehold property - Title No: GM664083

Location

The property is located fronting Shaw Road in Heaton Moor close to the junction at Heaton Moor Road and a short walk to Heaton Moor train station.

- Stockport: 2.5 miles.
- Heaton Moor station: 0.5 miles.



Description/Accommodation

The property provides a four storey mid terraced mixed retail/restaurant and residential premises of traditional construction with brickwork elevations under a pitched slate roof along with side passageway which provides access to via steel staircase to the first and second floor flats along with providing access for bins.

13 Shaw Road: 1,275 Sq.ft overall comprising:- Front seating/kitchen: 605 Sq.ft - 21'0" width x 28'10" depth, Rear extension: 325 Sq.ft - 19'0" x 18'5" less 3'6" x 8'7".

Lower ground floor: 345 Sq.ft overall comprising:- Kitchen including walk in chiller: 190 Sq.ft - 14'0" x 13'5".

Store: 54 Sq.ft - 9'3" x 5'7", Corridors: 101 Sq.ft overall.

Flat 1 First Floor: 542 Sq.ft - Corridor: 48 Sq.ft - 3'1" x 15'3", Living Room: 160 Sq.ft - 13'4" x 11'10", Kitchen: 95 Sq.ft - 8'11" x 10'8", Bathroom: 45 Sq.ft - 5'2" x 8'8", Bedroom: 91 Sq.ft - 9'0" x 9'11", Bedroom: 103 Sq.ft - 9'11" x 10'4".

Flat 2 Second Floor: 435 Sq.ft - Corridor: 51 Sq.ft - 2'10" x 17'5", Living Room: 137 Sq.ft - 10'1" x 13'4", Kitchen: 63 Sq.ft - 6'0" x 16'3", Bathroom: 34 Sq.ft - 6'1" x 5'6", Bedroom: 125 Sq.ft - 10'4" x 10'4" plus 3'2" x 5'4", W.C: 25 Sq.ft - 3'1" x 8'2".

Council Tax/RV

Flat 1 Shaw Road: Council Tax band A: £1,650.21.
Flat 2 Shaw Road: Council Tax band A: £1,650.21.
13 Shaw Road RV: £17,750.
Small Business Rates Multiplier 2024/25: 49.9p.
SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.
Title Number: GM664083 - TBC by the vendor.

Price/VAT

£650,000 SUBJECT TO CONTRACT.
We understand that VAT is not payable at the property.

EPC

13 Shaw Road: EPC Rating B.
Flat 1: EPC Rating D. Flat 2: EPC Rating D.

Conditions

Subject to Contract.

Lease/AST's

13 Shaw Road: The property benefits from a commercial Lease for the ground, basement and external seating areas for a term of 10 years commencing 31st December 2023 and subject to a passing rent of £24,000 with rent review at year 5 on an upwards only open market basis.

First floor flat: Let for a term of 12 months from 31st March 2025 subject to a rent of £1,100pcm/£13,200pax.
Second floor flat: Let for a term of 12 months from 31st March 2025 subject to a rent of £750pcm/£9,000pax.

Utilities

Mains services are available including gas, electricity, water and drainage.

Planning

We understand the property benefits from E/C3 uses.
Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MAY 2025.