

# FOR SALE

Heaton Moor Road, Heaton Moor, Stockport, SK4 4DU

## £180,000

plus VAT

## INCOME PRODUCING SINGLE LET UNIT ON HIGH STREET



- Situated on a well-let, bustling high-street in Heaton Moor
- Close proximity to a wide range of independent businesses
- Rental Growth & Asset Management Potential

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## A GREAT PLACE TO SHOP

Located on a parade of local and convenience shops on Heaton Moor's main high street.

The property comprises a single storey ground floor retail unit let to The Church of England Childrens Charity.

The neighbouring Coop and upper floors (residential) have been sold off on separate long-leases.



Town Centre location



Adjacent to prime retail pitch The Parade Close.



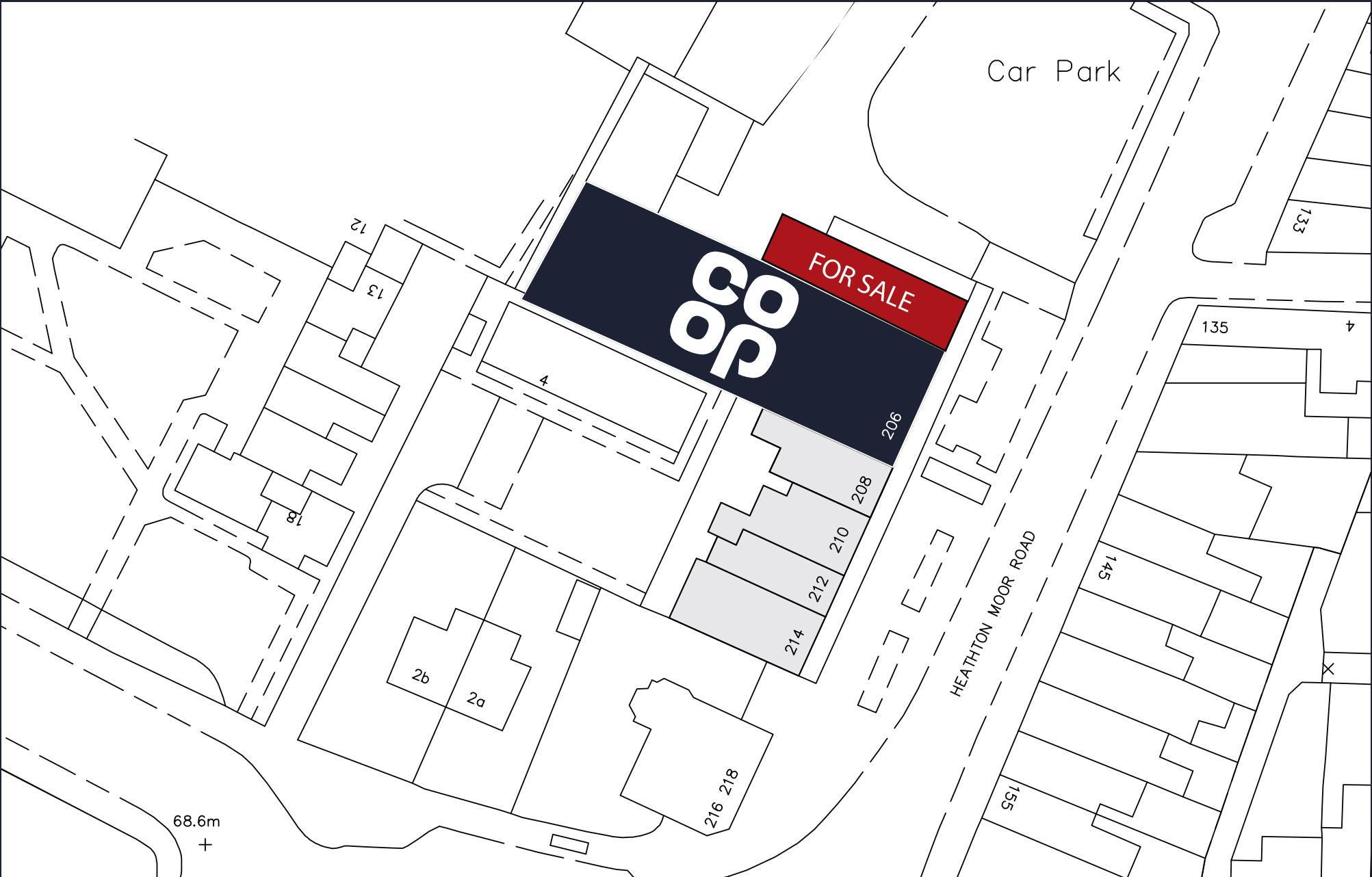
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## Tenancy Schedule

Unit	Occupied/Vacant	Start Date	Term (yrs)	End Date	Rent (£)	Area Sq Ft	Use / Comments
Heaton Moor Road	The Church of England, Childrens Society	29-09-2018	10	28-09-2028	13,000	840	Charity
Heaton Moor Road	Somerfield Property Co. Ltd	25-12-1995	999	25-12-2994	-	13,340	Grocery Store
Flat A	Residential	24-06-1997	150	23-06-2147	-	600	Residential
Flat B	Residential	24-06-1997	150	23-06-2147	-	600	Residential



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## PROMINENT RETAIL LOCATION

### Location - Heaton Moor

The property is strategically located in the heart of SK4 4DU, providing easy access to a vibrant community with diverse specialty shops, dining options, and a significant retail presence. The area is well-connected, offering convenient access to key junctions for smooth travel to nearby locations. It's a prime location with a mix of amenities for both residents and businesses.



### YIELD

Gross Yield for this property is 7.22%

### SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Use Class E on the ground floors, residential above.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VIEWING

Strictly via prior appointment with the appointed agents:



\*Potential occupiers to make own enquiries to clarify accuracy of data

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