

# FOR SALE

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

INCOME PRODUCING  
SINGLE LET UNIT ON HIGH STREET

£173,333  
plus VAT



Nearby retailers:



- Located within the central retailing area for Stockport
  - Neighbouring national retailer: Co-op
- Close proximity a wide range of independent businesses on busy retailing high street
  - Generates a rental income of £11,000 per annum.

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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.



Town Centre location



Adjacent to prime retail pitch The Parade Close.



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## Tenancy Schedule

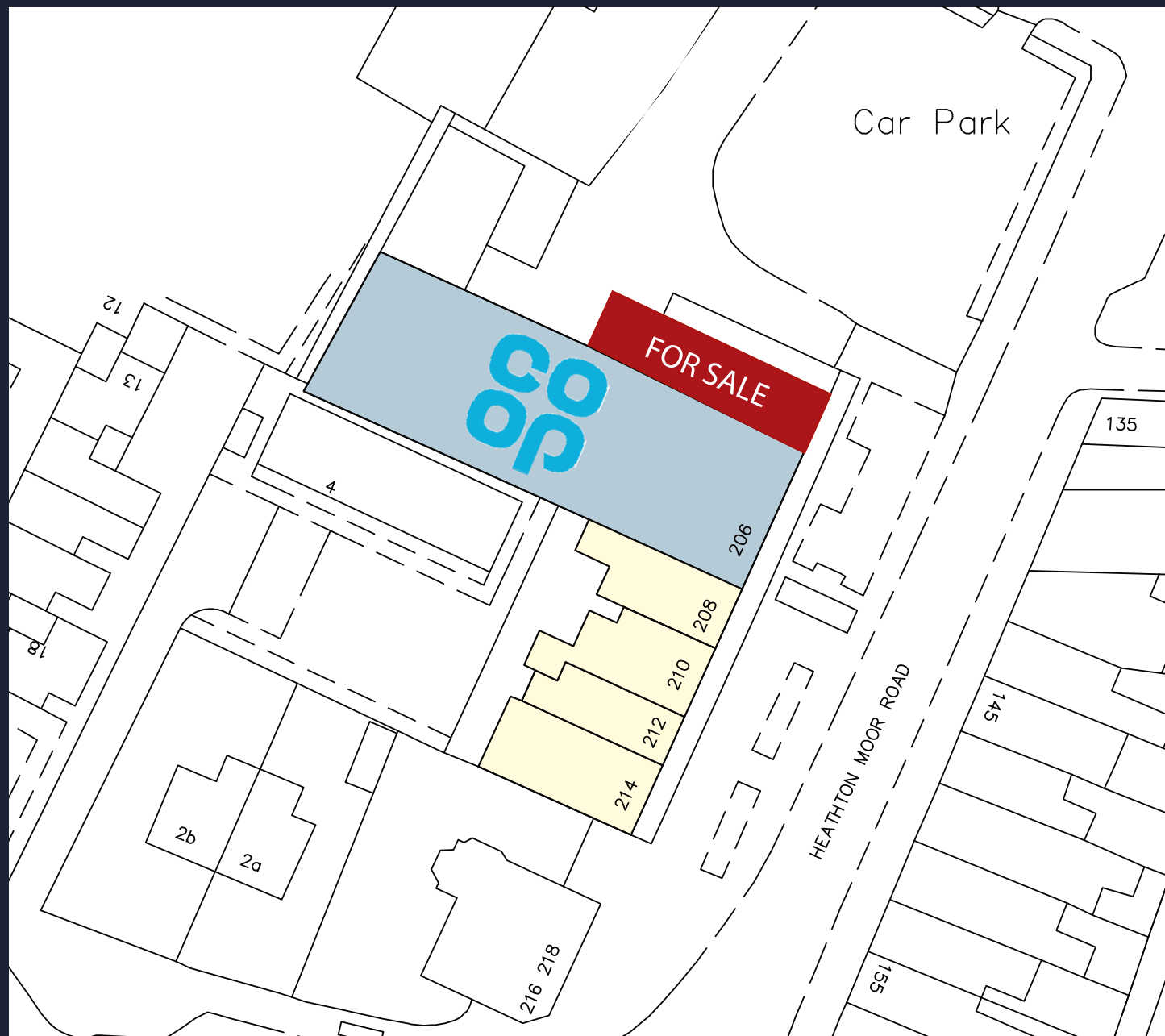
Unit	Occupied/Vacant	Start Date	Term (yrs)	Break Date	End Date	Rent (£)	Area Sq Ft	Use / Comments
Heaton Moor Road	The Church of England, Childrens Society	29-09-2018	10	29-09-2023	28-09-2028	11,000	840	Charity
<b>TOTAL</b>						<b>11,000</b>	<b>840</b>	



# GREAT RETAIL OPPORTUNITIES

## Description

This property is right in the heart of the action, surrounded by big names like Co-op and a bustling high street with loads of independent businesses. Plus, it's pulling in a cool £14,000 a year in rental income. Solid choice for anyone looking for a vibrant location!





# PROMINENT RETAIL LOCATION

## Location - SK4 4DU

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.



### SERVICES

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

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VIEWING

Strictly via prior appointment with the appointed agents:



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

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