

FOR SALE



TOWN CENTRE DEVELOPMENT SITE

3,110ft² on approx. 0.08 acres

**2-6 Tiviot Dale
Stockport
SK1 1TA**

- Excellent access to M60, and close to amenities including Redrock and Merseyway
- Close to significant other residential developments, including Capital and Centric's Weir Mill and Amstone's proposed No.1 Knightsbridge (former Sainsburys site)
- Freehold

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located fronting Tiviot Dale in the centre of Stockport and within a short walk of amenities including Redrock (The Gym, Berretto Lounge, Pizza Express & The Light Cinema) and Merseyway (occupiers include Boots, Topman, WHSmith & Superdrug).

Stockport Town Centre has a number of new residential schemes underway, including Amstone's proposed redevelopment of the former Sainsburys site to the rear of the subject property (3.28 acres, providing 563 homes) and Capital and Centric's conversion of Weir Mill into 250 homes and retail / leisure accommodation. Stockport MBC are regenerating the bus interchange into a new, mixed-use development, comprising the transport interchange, a two-acre town centre park and 196 apartments.

DESCRIPTION

2-4 Tiviot Dale comprises a vacant, three storey building (plus basement) which was formerly occupied by a furniture sales business. The ground floor of the property is in reasonable condition, however the upper floors have fallen into significant disrepair and we believe that there may be some structural issues which require further investigation.

6 Tiviot Dale comprises a plot of land adjacent to 2-4, on which we are advised was a former pub which has since been demolished. The site is partially occupied by an advertising hoarding on the basis of a (*description of lease*). A copy of the lease is available on request.

ACCOMMODATION

According to the Valuation Office Agency, 2-4 Tiviot Dale has the following floor areas:

	m ²	ft ²
Ground Floor	114.8	1,236
First Floor	81.6	878
Second Floor	75.9	817
Basement	16.6	179
Total	288.9	3,110

2-6 Tiviot Dale has an approximate site area of 0.08 acres.



BUSINESS RATES

2-4 Tiviot Dale has a rateable value of £13,500. Further enquiries should be made direct with the local authority.

PLANNING

The site does not currently have planning permission for any redevelopment and no pre-application discussions have been entered into.

EPC

An EPC will be available in due course.

PURCHASE

Offers will be considered on either an unconditional or conditional basis, and are sought in **excess of £200,000 exclusive**.

VAT

We are informed that VAT is not applicable.

VIEWING

The site is available for external viewing only due to the internal condition of the premises. Upon acceptance of an offer and prior to solicitors being instructed, the party who has had an offer accepted will be able to inspect the premises internally.

FURTHER ENQUIRIES

Please contact with the sole agent, **W T Gunson for the attention of**

Joe Bostock

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Date of Preparation: August 2023



