

RORY MACK

ASSOCIATES

FOR SALE:

£225,000

75 High Street

Cheadle, Staffordshire
ST10 1AN



- High street retail premises in prime location in the centre of Cheadle
- Development opportunity with rear and upper floor office/storage space (STP)
- Total NIA: 1,956 sq ft with 611 sq ft of sales space
- Would suit a wide range of businesses
- Parking for 5 cars at the rear of the building
- EPC: TBC

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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

An attractive and well maintained town centre mid-terraced property on the high street in Cheadle, Staffordshire. The building comes with a retail unit on the ground floor, alongside storage, kitchen and WC. On the first and second floors are further offices and storerooms ideal for residential conversion, subject to planning. Constructed out of brick elevations and supporting a pitched tiled roof surface the property is in a prime retail location, close to numerous independents, nationals and a large public carpark.

At the rear of the property is parking for 5 or 6 cars with a yard area and entrance to the back of the building.

The property offers a great deal of scope for an owner occupier looking to trade from the high street or property investor/developer looking to refurbish and renovate the building to provide optimum income potential.

LOCATION

The property occupies a very prominent location with roadside frontage to High Street in the busy and vibrant centre of Cheadle. Opposite and in a row consisting of mainly independent and boutique shops and eateries.

PLANNING

Currently used as a retail premises the property has an 'E' Use Class Order (effective 1st September 2020) which permits a wide range of retail, office, medical and health services uses.

Interested parties are advised to satisfy themselves that the appropriate planning permission is in place before committing to the acquisition of the property.

ACCOMMODATION

Ground Floor:

Sales area 1	335 sq ft
Sales area 2	120 sq ft
Sales area 3	156 sq ft
Kitchen	90 sq ft
Stock room	71 sq ft
Store room	127 sq ft
WC	--
Additional storage	95 sq ft

First Floor:

Front room	310 sq ft
Office	121 sq ft
Stock room	118 sq ft

Second Floor

Room 1	126 sq ft
Room 2	287 sq ft

Total NIA: 1,956 sq ft

SERVICES

All mains' services are connected. Electric storage heating installed. No services have been tested by the agents.

VAT

The sale price is not subject to VAT.

BUSINESS RATES

Rateable Value:	£5,400
Rates Payable:	£2,694.60 pa (22/23)

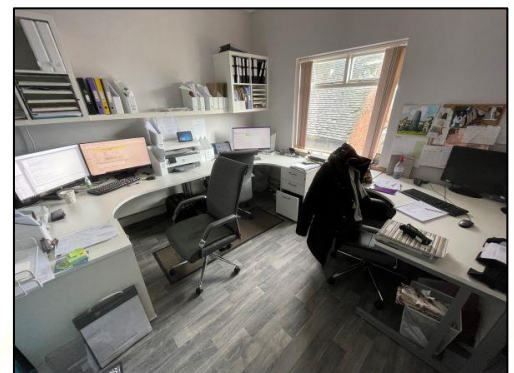
Note: if you qualify for Small Business rates Relief you will be entitled to a 100% rate exemption.

TENURE

Available freehold, subject to contract and with vacant possession upon completion.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



Strictly by appointment through agents:

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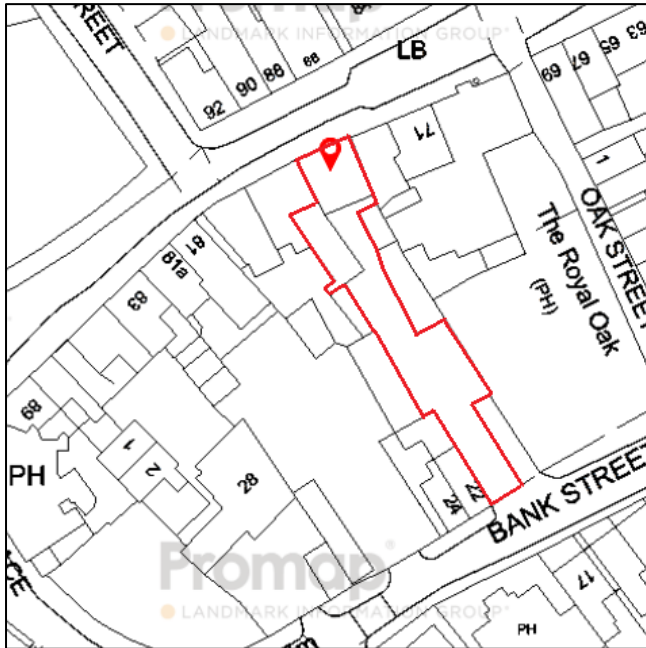
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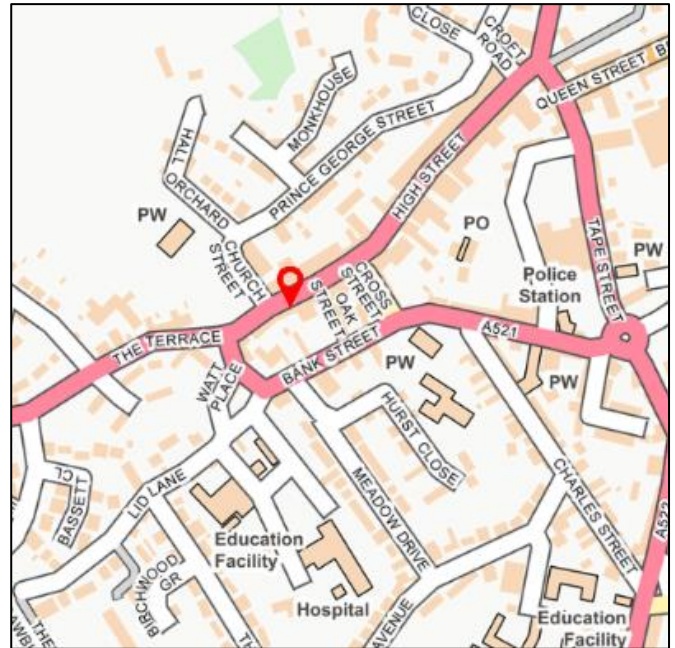
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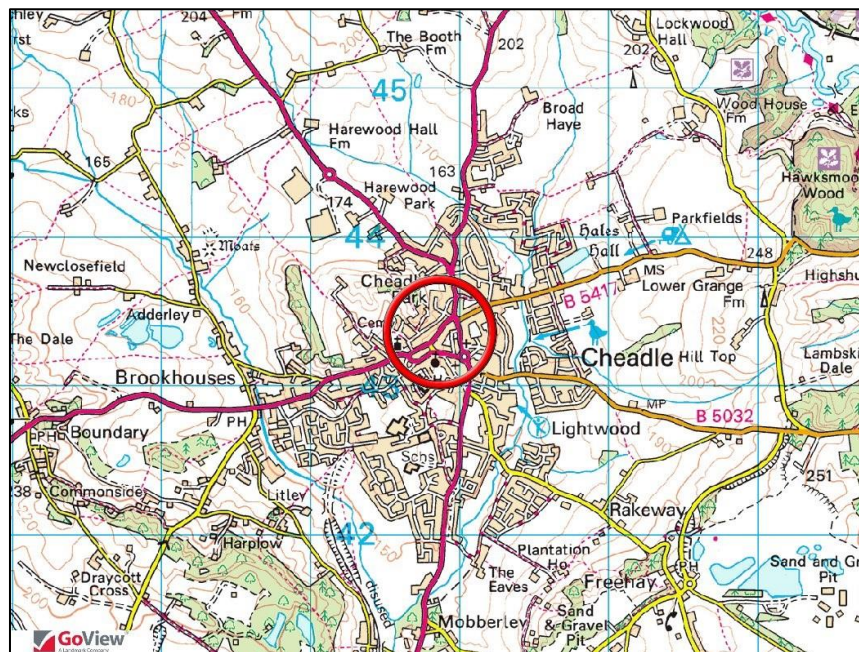
ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP



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