



markwarburton

CHARTERED SURVEYORS

FOR SALE



INVESTMENT / REDEVELOPMENT OPPORTUNITY ON BUSY MAIN ROAD IN VERY WELL-ESTABLISHED MANCHESTER SUBURB

0.145 acres, or thereabouts - Property extending to approx. **7,229 sq. ft** (672 sq. m) overall.

1065 STOCKPORT ROAD, LEVENSHULME, MANCHESTER, M19 2TF

PROPERTY DESCRIPTION

The property comprises what used to be the former Wheatsheaf public house which sits directly on the junction of the A6 Stockport Road and Broom Lane which runs at the rear.

It is currently subdivided at ground floor level to accommodate four separate commercial units and the first floor seven lettable residential rooms with access afforded from the rear off Broom Lane.

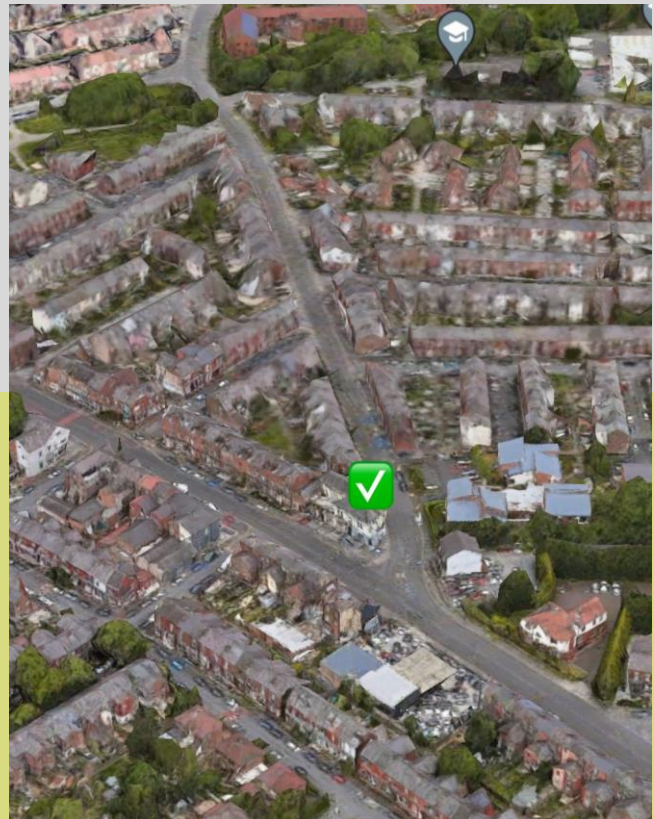
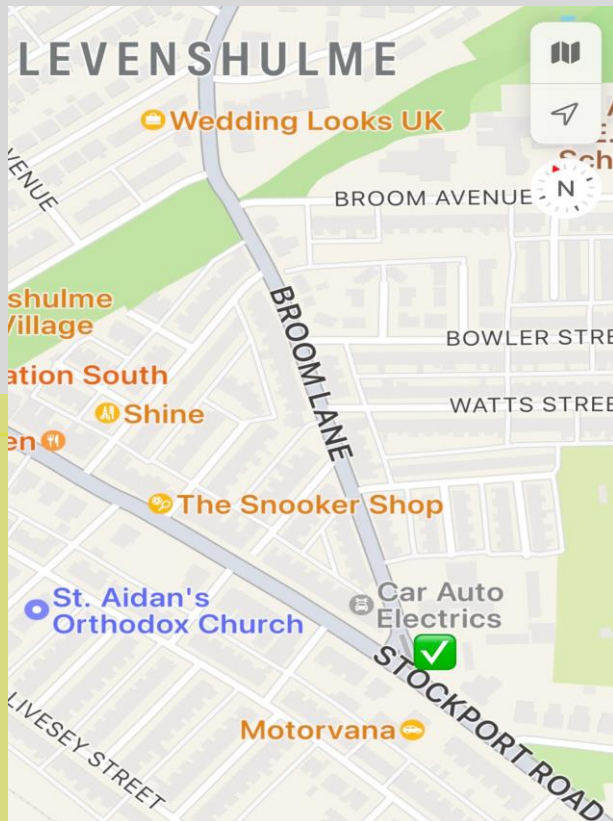


PROPERTY LOCATION

The property sits at the junction of the A6 Stockport Road and Broom Lane on the edge of Levenshulme centre in a very well and long established mixed commercial, retail, industrial and residential area which lies approx. 3 miles to the southeast of Manchester city centre.

Levenshulme is home to a host of retail, commercial and industrial occupiers and a densely populated residential community sitting approx. midway between Manchester and Stockport and close to the suburbs of Fallowfield, Longsight, Gorton, Reddish, Burnage, and Heaton Chapel. It is primarily a residential location but accommodates a number of fast-food shops, public houses and an eclectic mix of stores serving the local community which includes antique shops and ethnic clothes, good and food stores. The area has a multi-ethnic demographic

Please refer to below Location Maps with tick markers.







SERVICES

We understand that mains services are available.

TENURE

Freehold, subject to an overriding tenancy expiring 30 May 2025.

Full details on application.

TERMS

The property is offered For Sale at offers in excess of £750,000, subject to contract.

ENERGY PERFORMANCE

Certificate available on request

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 0776 997 0244.
E: mark@mwproperty.co.uk

SITE AREA

It is estimated that the site area extends to 0.145 acres, or thereabouts.

FLOOR AREAS

The whole property extends to a gross internal floor area of 7,229 sq. ft as follows:

Ground Floor	4,530 sq. ft	420 sq. m
First Floor	2,699 sq. ft	250 sq. m
Total	7,229 sq. ft	671 sq. m

SUMMARY:

- Very well located at the junction of the A6 Stockport Road and Broom Lane
- Close to the centre of Levenshulme
- Good investment and re-devopment opportunity (subject to consents)



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