



markwarburton  
CHARTERED SURVEYORS

# FOR SALE

RETAIL AND RESIDENTIAL INVESTMENT PROPERTY

**1,486 SQ. FT / 138 SQ. M**

 19/19A MARKET STREET, STALYBRIDGE, SK15 2AL

## PROPERTY LOCATION

Fronting Market Street in the centre of Stalybridge close to the railway station and on the main strip for the nighttime trade.



Tooling Alpha Limited

D1 Pilates

WATERLOO ROAD

MARKET STREET

Stalybridge

STALYBRIDGE STATION

19/19A MARKET STREET

Top Gun Flight Simulator Centre

Well Pharmacy  
Appointments Available





- Central town position on Market Street
- Close to railway station
- Fully let generating £28,300/annum
- Gross initial yield circa 9.4%



A three storey middle of terrace mixed retail and residential property of brick construction under a pitched slate roof.

Comprising takeaway to ground level which operates as 'Phat Ladz', a burger outlet, with a well fitted shop front servery, centralised kitchen, and rear ancillary. There is also basement storage.

The first and second floors each comprise a well fitted and modern 1 bed apartment.

The ground floor and upper floors are separately accessed.







## SERVICES

We understand that mains electricity, gas, water, and drainage connections are available

## LEASES AND RENT

The property is currently let.

Ground Floor  
25 year lease effective July 2016 with 3 year rent reviews and a current passing rent of £11,500/annum

First Floor & Second Floor  
Each separately let on an Assured Short-hold Tenancy at a combined rent roll of £17,940/annum

Further details on application.

## PRICE

£300,000  
reflecting a gross initial yield circa 9.4%

## ENERGY PERFORMANCE

Certificate available on request.

## FLOOR AREA

The property extends to a gross internal floor area of 1,486 sq. ft made up as follows:

Ground Floor	590 sq. ft	55 sq. m
First Floor	448 sq. ft	42 sq. m
Second Floor	448 sq. ft	42 sq. m
TOTAL	1,486 sq. ft	138 sq. m

The basement extends to 415 sq.ft

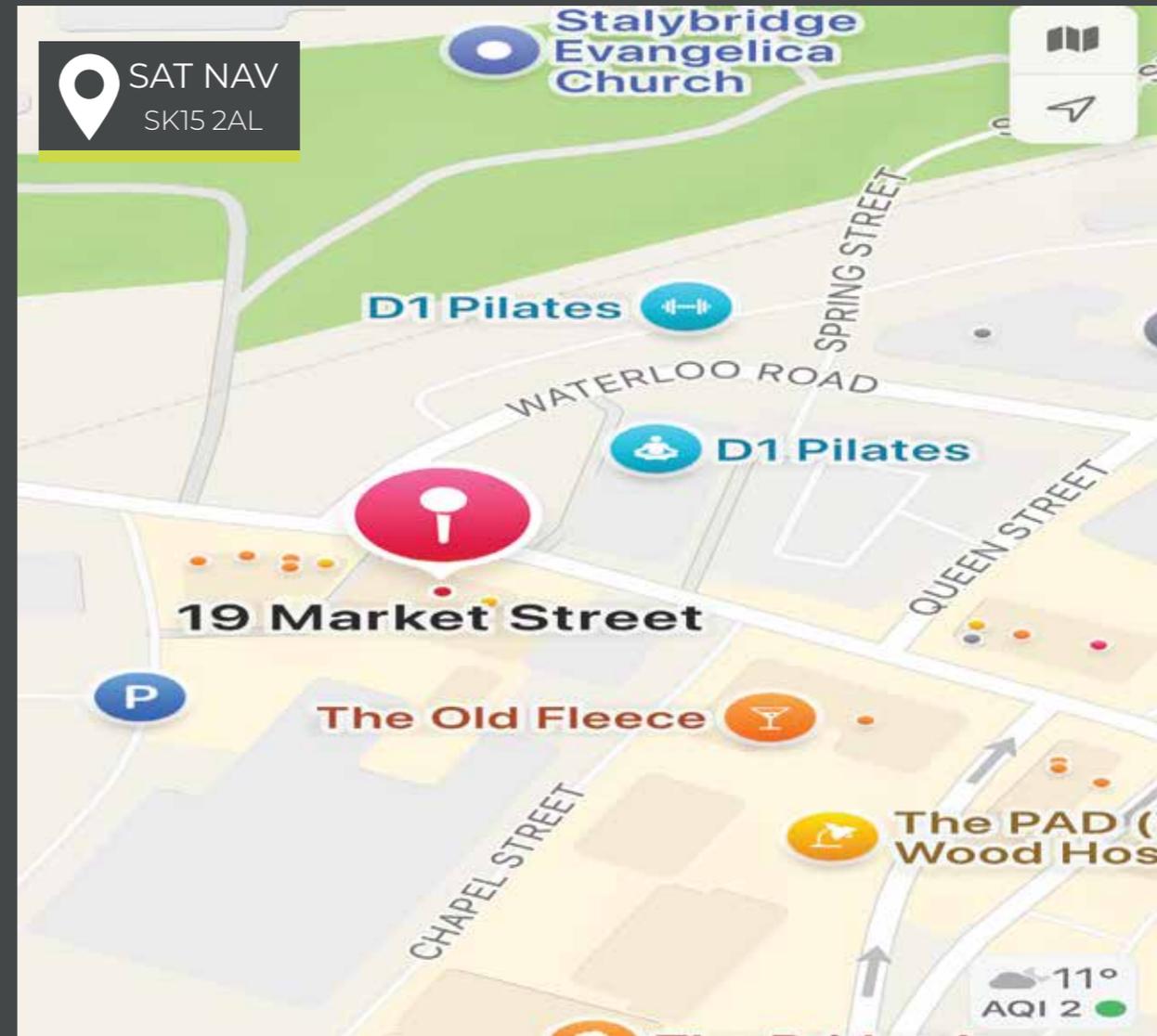
## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

### VIEWING:

By prior appointment with the Sole Agents  
Mark Warburton Chartered Surveyors

[mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



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