

FOR SALE

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

INCOME PRODUCING
SINGLE LET UNIT ON HIGH STREET

£180,000
plus VAT



- Situated on a well-let, bustling high-street in Heaton Moor
- Close proximity to a wide range of independent businesses
- Rental Growth & Asset Management Potential

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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.

The neighbouring Coop and upper floors (residential) have been sold off on separate long-leases.



Town Centre location



Adjacent to prime retail pitch The Parade Close.

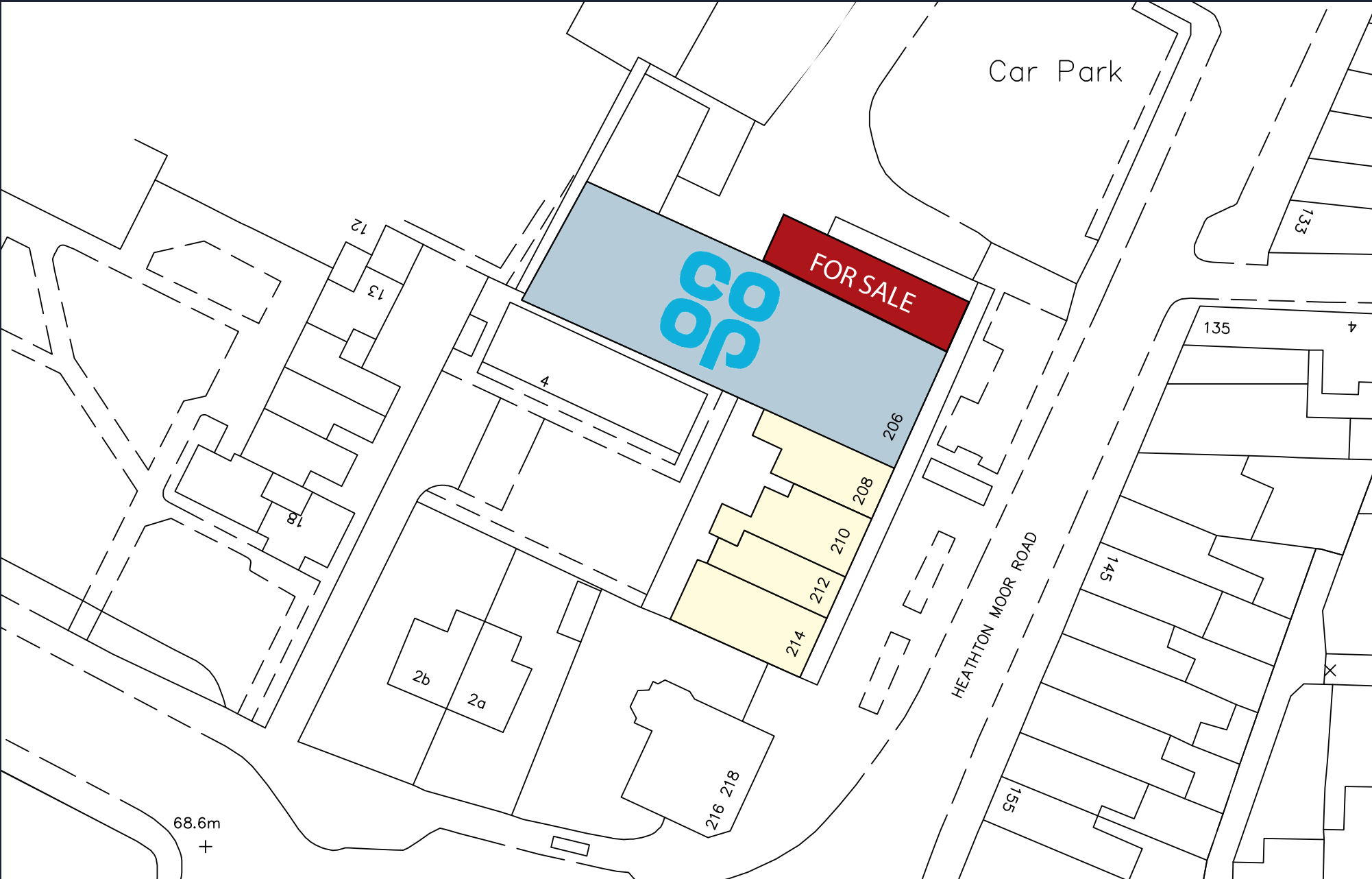
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Tenancy Schedule

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	13,000	840	Charity
Heaton Moor Road	Somerfield Property Co. Ltd	25-12-1995	999	-	25-12-2994	-	13,340	Grocery Store
Flat A	Residential	24-06-1997	150	-	23-06-2147	-	600	Residential
Flat B	Residential	24-06-1997	150	-	23-06-2147	-	600	Residential



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PROMINENT RETAIL LOCATION

Location - Heaton Moor

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

Use Class E on the ground floors, residential above.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly via prior appointment with the appointed agents:



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

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