



Heaton Moor Road

Stockport

Cheshire SK4 4DU



76-80 HEATON MOOR







LOCATION

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.

- 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

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.

TENANCY SCHEDULE

Unit	Occupied/Vacant	Start Date	Term (Yrs)	End Date	Rent (£)	Area (Sq.ft)	Use/Comments
204	The Church of England, Childrens Society	29-09-2018	10	29-09-2028	£13,000	840	Charity
206	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

PRICE

£180,000

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request

YIELD

Gross Yield for this property is 7.22%

PLANNING

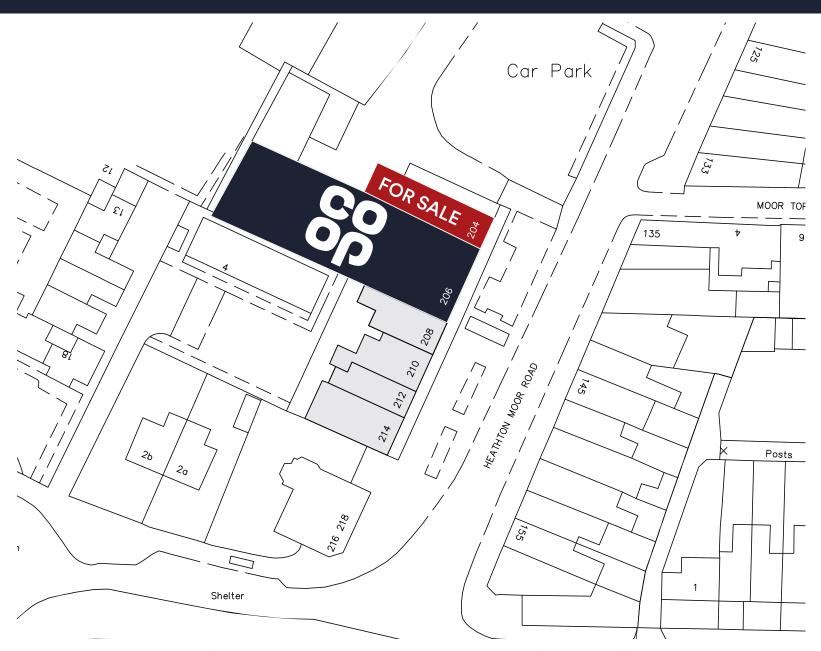
Use Class E on the ground floors, residential above.

LEGAL COSTS

Each party is responsible for their own legal costs.

M 76-80 HEATON MOOR





Viewing

Strictly via prior appointment with the appointed agents





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