

1 Bed Shop In Wellington Road South Stockport, Stockport, SK2 6NG £250,000





SHORT DESCRIPTION

Property Ref: 12918 Amazing Mixed Use Investment Opportunity. Ground Floor Shop and 1st Floor flat, in a Prime Location in Stockport. Close to Stockport Train Station and Town Centre. The accommodation comprises: Ground Floor Shop with large shop area and 1st Floor flat. The ground floor shop is currently used as a takeaway and has a large footprint. There is also a sizable basement room, currently used as storage. On the first floor is a 1 bedroom flat, with lounge, kitchen and bathroom. The shop and flat are both fully LET on a 7 Year Full Repairing and Insuring (FRI) Lease from July 2023 at £13,860 per annum, representing an excellent 5.6% Yield. The FRI lease means that the tenant is responsible for all repairs and insurance, making this the perfect opportunity for anyone looking for a hands off investment. Early viewing is essential to avoid disappointment. Take advantage of this superb investment opportunity. Key Information: * Ground Floor Shop and 1st Floor flat, in a Prime Location in Stockport. * Close to Stockport Train Station and Town Centre. * Leasehold with a 850 Year Lease (No Ground Rent or Service Charge) * Shop EPC Rating = C / First Floor Flat EPC Rating = C * Rent review every 3 years. Next rent review due on 11th July 2026 * Local Authority Stockport Metropolitan Borough Council...



Bed Room(s)



Bath Room(s)

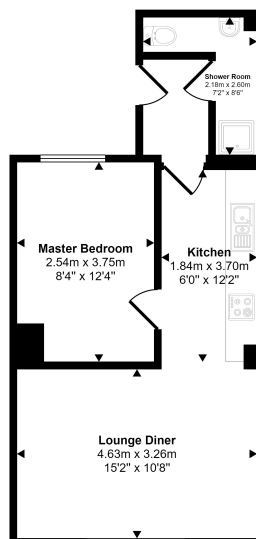


Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Approx Gross Internal Area
39 sq m / 423 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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