

- Prominent detached Victorian office building
- Prime Bramhall location close to village amenities
- Current income £30,000 per annum
- Redevelopment / refurbishment potential (STP)
- Large site with ample parking



Commercial Investment With Development Potential
Circa. 3,223 sq ft (299.41 sq m)

Errwood House, 212 Moss Lane
Bramhall
SK7 1BD



Location:

The property is located on Moss Lane in Bramhall village, an established and prosperous suburb approximately eight miles south of Manchester city centre and four miles south-west of Stockport. Bramhall is a highly desirable area, with a strong residential market and a busy centre with a variety of shops, cafes and bars.

The village centre is within walking distance of the property. There are good transport links, with Bramhall Railway Station half a mile away, providing services to Manchester and Stockport, while the A555 and A34 offer access to the M60 and M56. Manchester Airport is five miles away.

The property lies on the commercial / residential fringe of Bramhall with several modern residential developments close by.

Description:

Errwood House comprises a detached period property arranged over basement, ground and two upper floors, currently configured as offices and occupied for this use for a considerable period. The accommodation offers a range of rooms sizes on each floor with original features reflecting the property's character.

It offers significant scope for refurbishment or complete redevelopment (STP). In its existing format it provides flexibility for continued office use, owner occupation, or conversion for alternative uses.

In summary the property comprises:

- Detached period office building offering a total of 3,223 sq ft or 299.41 sq m.
- Basement storage with offices across the ground, first and second floors.
- Traditional brick construction beneath a pitched tiled roof, with dormer and Velux windows to the upper floor.
- Private driveway and forecourt parking and an additional large rear car park providing up to 28 spaces.
- Scope for refurbishment, reconfiguration or redevelopment (STP).





Accommodation:

Description	Sq. M.	Sq. Ft.
Basement	59.99	646
Ground Floor	117.06	1,260
First Floor	87.75	945
Second Floor	34.61	373
Total (NIA)	299.41	3,223

Site Information:

- Large site area of 0.229 acres / 926.73 sq. m.
- Regular rectangular site.
- Extensive external areas with a sizeable rear car park.
- Existing E (Commercial, Business and Service) Use Class.
- Potential for refurbishment, extension, or redevelopment.

Tenure and Tenancies:

- Freehold title - GM141460.
- Currently let to Bramhall Solicitors at £30,000 per annum.
- Lease expiry - 30th March 2027.
- Lease excluded from the Landlord & Tenant Act 1954.







DOVE HAIGH PHILLIPS

Terms

Our client's freehold is offered for sale subject to the existing lease. Offers are invited.

Legal Fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

Prices quoted exclude VAT which may be in addition to the sale price.

EPC

The property has an EPC Rating of E with expiry on the 13th July 2032.

AML

The prospective purchaser will need to satisfy the Anti Money Laundering policies of the sales agent and the seller. This is usually two forms of identification and confirmation of the source of funds.

Contact & Further Information

NIGEL TAPP

E. nigel.tapp@dhpproperty.co.uk

M. 07725 950555

D. 0113 243 0920

T. 0113 245 0550

W. [dhpproperty.co.uk](https://www.dhpproperty.co.uk)

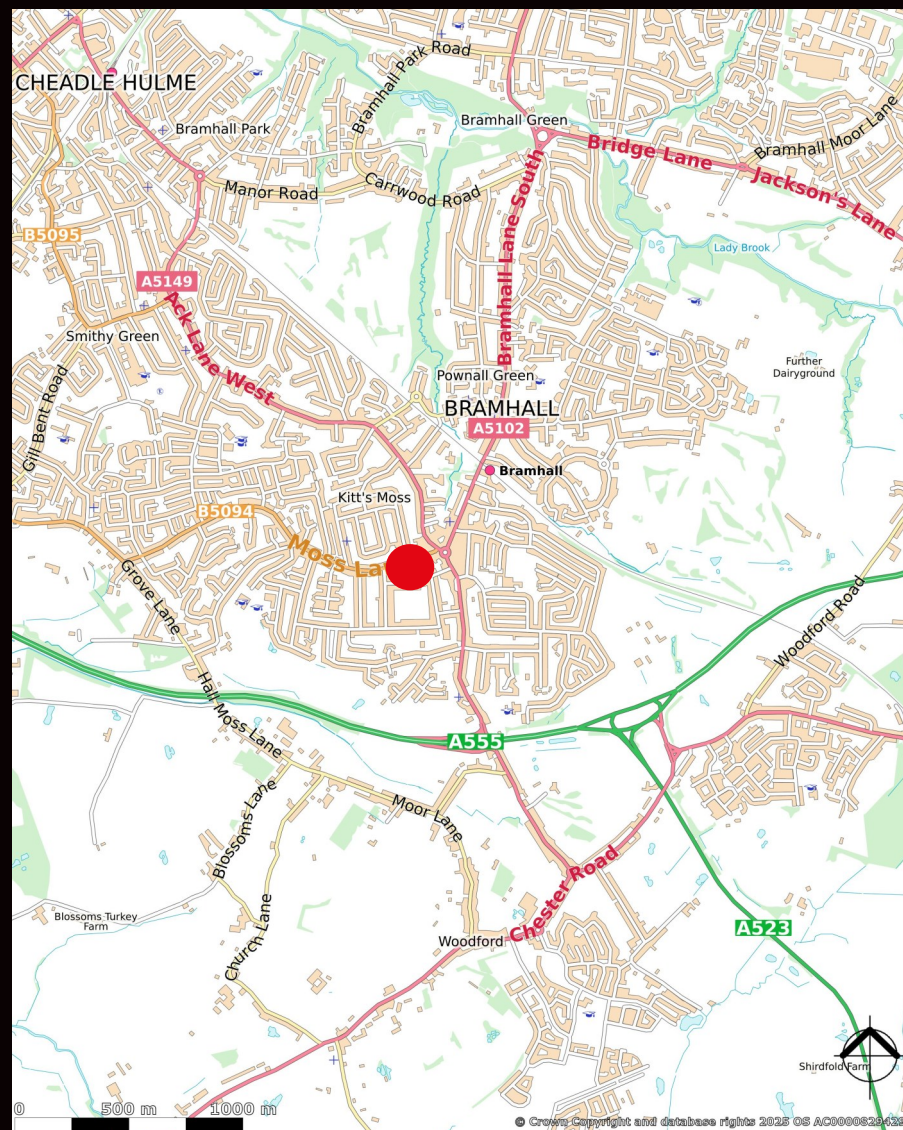
11 Park Square East, Leeds LS1 2NG

XAVIER PARASKEVA

E. xavier.paraskeva@dhpproperty.co.uk

M. 07351 146852

D. 0113 245 0550



MISREPRESENTATIONS ACT: Dove Haigh Phillips act for themselves and for the Vendors and Lessors of this property whose agents they give notice, i) The particulars are set as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute any part of, an offer or a contract, ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item, iii) No person in the employment of Dove Haigh Phillips has any authority to make or give any representation whatsoever in relation to the property. November 2025.