



32 Town Street, Marple Bridge, Stockport, SK6 5AA

A rare opportunity to purchase a shop with upper parts but capable of being let separately as a flat or office / studio suite.

988 sq ft (91.79 sq m)

- Prominent position on Town Street
- Marple Bridge "village destination" with coffee shops, bars and restaurants
- One bed flat over used as a business studio for many years
- Small forecourt for potential display
- Free on street parking
- Shop with basement storage
- Front, rear and basement doors

Summary

Available Size	988 sq ft
Price	Offers in the region of £360,000
Business Rates	The property has a Rateable Value but the occupier has received Small Business Relief - as most small business occupiers will - meaning no Rates are charged.
Legal Fees	Both parties will bear their own legal costs in the sale.
EPC Rating	Upon enquiry

Description

32 Town Street is a ground floor shop with upper parts. In recent years the property has been let as one but is capable of division to allow: owner occupation of part and letting of remainder or letting of the whole as one or in parts.

Built of stone the property sits under a slated roof. Set to the rear is a small single story extension housing a separate entrance for the upper parts. Windows and doors are a combination of wood and UPVC.

The ground floor accessed from steps off the pavement offers an open plan area last occupied by a firm of Chartered Surveyors. There is a basement under for storage. Stairs lead to the first floor designed as a flat but also capable of use as offices, consulting rooms or a studio.

Location

The property is prominently situated on Main Street in Marple Bridge.

Marple Bridge lies just to the north of Marple town. Its a popular village location with coffee shops, a post office, hairdressers & restaurants.

The train station on the Manchester Piccadilly to Sheffield line lies a short walk on Brabyns Brow. There are parking bays along Town Street as well as a pay and display car parks.

Accommodation

The accommodation comprises the following areas:

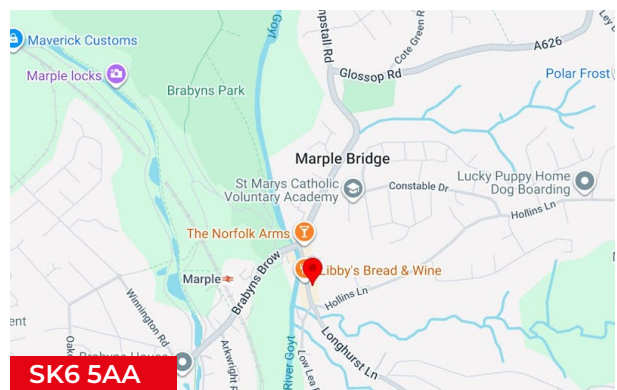
Floor/Unit	Description	sq ft
Ground	Retail and ancillary	464
1st	Flat / Offices	392
2nd	Flat / storage	132
Basement	Storage	288
Total		1,276

Viewings

Please call the office and ask for Nigel Tapp.

Terms

32 Town Street is offered for sale with vacant possession at a quoting price of £360,000. Please call the office to discuss your interest.



Viewing & Further Information



Lesley Clark

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