

FOR SALE

INCOME PRODUCING
SINGLE LET UNIT ON HIGH STREET

£180,000

840 sq.ft
(78 sq.m)

to Heaton Moor's Co-op

co op

The Children's Society



MI

76-80 HEATON MOOR

Heaton Moor Road
Stockport
Cheshire
SK4 4DU

LCP

part of MCore

02072
335255

searchlcp.co.uk





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.

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76-80 HEATON MOOR

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Viewing

Strictly via prior appointment with the appointed agents

LCP.

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

04-07-25 JULY 25