



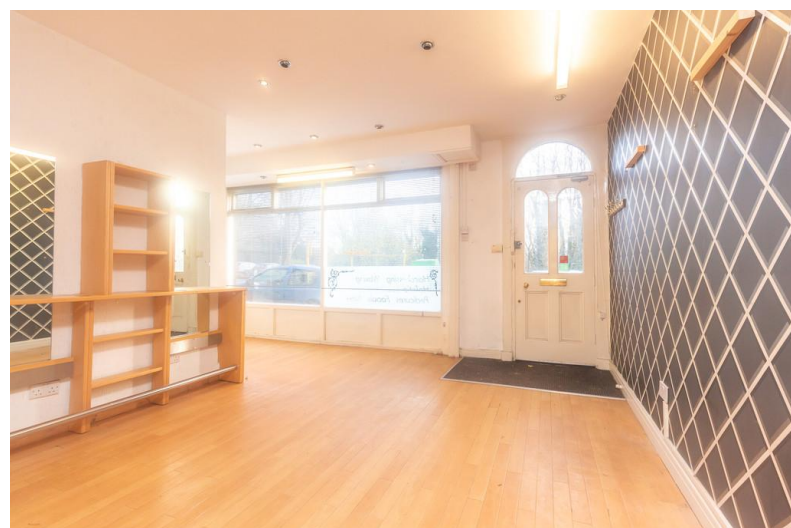
470 Didsbury Road

Heaton Mersey, Stockport, SK4 3BS

- VILLAGE CENTRE
- LOCAL PARKING
- BASEMENT ROOMS
- FOR SALE OR LET

Guide Price £135,000

EPC Rating 'TBC'





Property Description

RETAIL UNIT

A ground floor lock up retail unit located in the centre of Heaton Mersey's popular village and adjacent to the busy A5165.

The property has historically been used as a hair and beauty salon but would suit a variety of uses, subject to planning consent.

The unit provides an open plan retail area with cubicles off and a downstairs basement with two rooms with head height.

The owner will either sell or let and the rental terms are flexible. The property is currently vacant and viewings can be arranged through our Stockport office.

GROUND FLOOR

RETAIL AREA

18' 2" x 16' 8" (5.54m x 5.08m) Includes WC 5'6 x 2'2 and treatment room 7'10 x 6'8



TREATMENT ROOM
7' 0" x 5' 0" (2.13m x 1.52m)

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BASEMENT

14' 6" x 3' 10" (4.42m x 1.17m)

MAIN CHAMBER

15' 4" x 10' 2" (4.67m x 3.1m)





BASEMENT LEVEL
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements