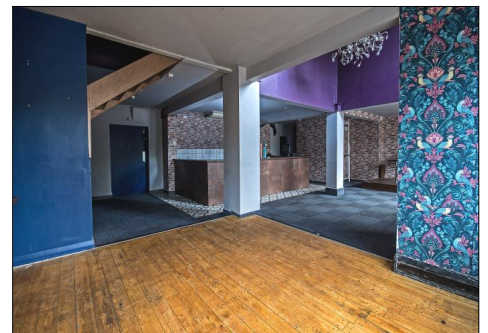


**301-305 London Road
Hazel Grove, Stockport
SK7 4PS**

For Sale or To Let

**£375,000 subject to contract
£30,000 per annum, exclusive**



200.7 sq.m (2,161 sq.ft)

Refurbished restaurant/wine bar premises with additional external seating area to rear and first floor studio living accommodation

- Refurbished restaurant/wine bar premises with studio living accommodation
- Ground floor area of 166.1 sq.m (1,788 sq.ft)
- Occupying a prominent location on the busy A6
- External seating area/beer garden to the rear
- Air-conditioning in part
- Seating areas to the front and rear
- Close to extensive public car parking
- May suit alternative uses
- Feature, full height, atrium area to the front
- Attractive internal and external features
- Within a few minutes' drive of the Manchester Airport Eastern Link Road
- Hazel Grove occupiers include American Golf, Asda, Sainsbury's, McDonalds and KFC

Location

The premises are prominently located on London Road (A6), close to a number of restaurants and pubs, including The Bulls Head, Benvenuti, Blue Nile and the Rising Sun. Hazel Grove is a very popular commercial and residential location and adjoining residential areas include Bramhall, Poynton, High Lane and Marple. The area is well served by bus services along the A6 and rail services from Hazel Grove rail station. Other occupiers in Hazel Grove include American Golf, Asda, Sainsbury's, McDonalds and KFC and the property is located within a few minutes' drive of the Manchester Airport Eastern Link Road. Manchester Airport is within 15/20 minutes' drive. (SatNav: SK7 4PS)

Description

Substantial, mid parade, part single storey and part two storey restaurant/wine bar premises, which have been recently refurbished and are of brickwork construction with a part pitched slated and tiled roof and part flat roof.

Ground Floor

166.1 sq.m (1,788 sq.ft) net internal area, including main bar/seating area with feature atrium to the front and stairway serving the first floor, kitchen area with specialist fittings, pump room/barrel store and rear seating area. In addition, there is a toilet cubicle.

First Floor

34.6 sq.m (373 sq.ft) net internal area, including thru-store, and studio living accommodation including thru-room, living room/bedroom and kitchen area with sink unit, and fitted base units. In addition, there is a private shower room serving the studio, with shower cubicle, WC and wash basin. There are customer toilets including ladies toilets with 3 WCs and 3 wash basins and gents toilets with 1 WC, 3 person urinal and 2 wash basins.

Outside

There is an outdoor seating area/beer garden to the rear and an enclosed yard with an external fire escape serving the first floor.

Car Parking

The premises are located within walking distance of extensive public car parking facilities.

Security

The premises are fitted with a security alarm system (details to be confirmed).

Services

Available services include gas, electricity, water and drainage. The studio has central heating and the ground floor is part air-conditioned. There is a fire alarm installation.

Energy Performance

Energy Performance Asset Rating E-109 (to be assessed).

Rateable Assessment

Rateable Value: £7,900

Business Rates Payable 2025/26: £3,942.10

NB: You may qualify for Business Rates Relief - please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Council Tax may be payable in addition in respect of the living accommodation. Council Tax Band (to be confirmed).

Tenure

Long leasehold with no ground rent, held in 3 titles, as follows:

No. 301 - GM828731 999 years from 29/09/1874

No. 303 - GM763703 999 years from 29/09/1874

No. 305 - GM360692 999 years from 29/09/1874

Purchase Price

£375,000 subject to contract.

Note

The property is also offered to let on a full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals and an initial rent of £30,000 per annum, exclusive. (The Landlord may require a Rent Deposit).

In the event of a letting the incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Planning Permission

Planning Permission DCO16192 was granted on appeal for a change of use from A1 use (shop) to A3 use (restaurant/wine bar) on 16th March 2005, the conditions of which were subsequently varied to permit opening hours: 09.00 to 24.00 hours on Sundays to Wednesdays and 09.00 to 02.00 on Thursdays to Saturdays and those Sundays preceeding Bank Holiday Mondays.

Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk

Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

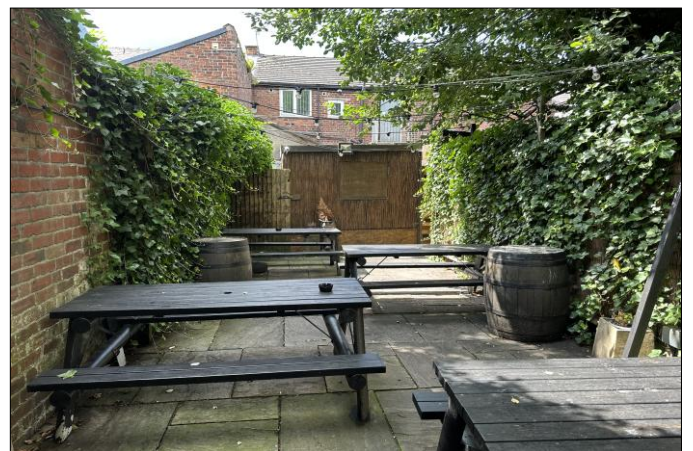
All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

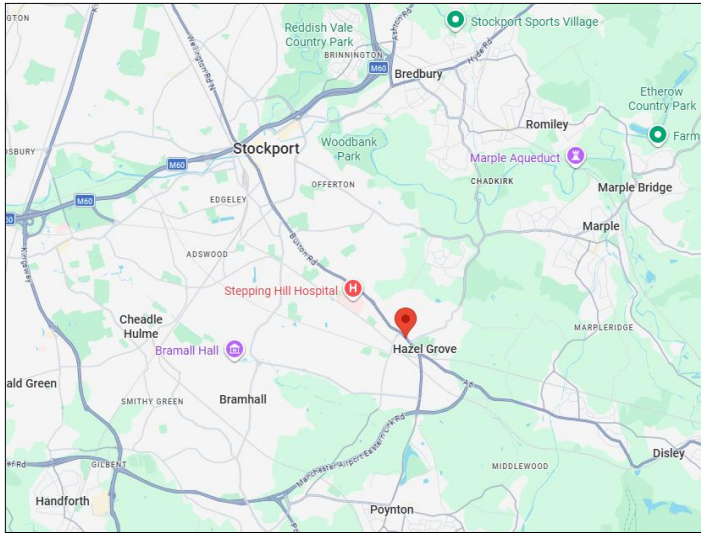
For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

301-305 London Road Gallery



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Location Maps



(PA3692RET-11/02/26-Draft.4)

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