

For Sale-Under Offer



Stalybridge

20 Melbourne Street, SK15 2JQ

Total Area: 5,591 sq ft (519.38 sq m)

Price: OIRO £260,000

Freehold with Vacant Possession

Location & Description:

- Stalybridge is a historic commuter town located on the outskirts of Greater Manchester, and on the border between Cheshire & Lancashire, approximately 8 miles to the east of Manchester City Centre. The town boasts great road links, being 3 miles east of the M60 and 3 miles north of the M67.
- The town centre has a mix of national and independent retailers.
- The subject property is located on the eastern side of Melbourne Street, opposite the junction to Castle Street and within the prime pitch. Nearby retailers include Home Bargains, William Hill, David Pluck Betting, and Greggs.
- The property is not listed but it does fall within the Tameside conservation area.
- The premises are currently arranged over ground, basement and 2 upper floors.

Demise:

Ground Floor	3,555 sq ft (330.29 sq m)
Remote Storage	278 sq ft (25.81 sq m)
Basement	1,758 sq ft (163.28 sq m)
Total	5,591 sq ft (519.38 sq m)
Car Spaces	18

Part of the ground floor, the first and second floors have been sold off for a residential conversion for a term of 125 years from 11 August 2006, at a ground rent of £100 per annum.

Tenure:

Freehold.

Lease Terms:

The property is offered to the market with vacant possession seeking offers the region of £260,000.

EPC:

Available upon request.

Legal and professional fees:

Each party to pay their own.

Rating Assessment:

Rateable Value (April 2023) – £22,250.

Date Prepared:

December 2024

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract

For further information and to register and stay up-to-date with this property please click the image below.



Contact Us:

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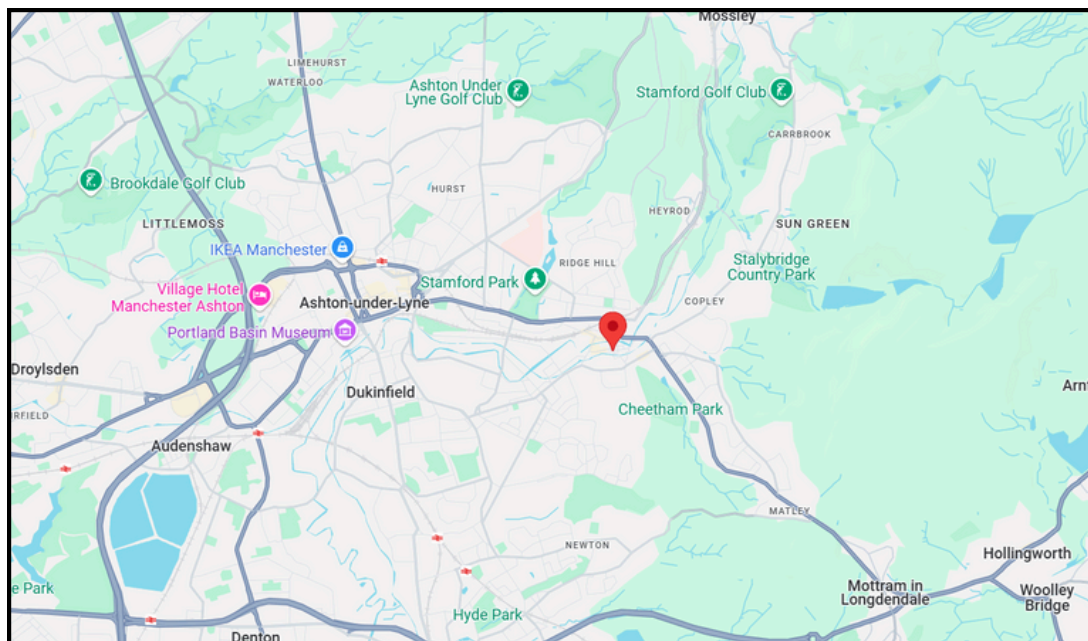
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