

**28 OLD HALL ROAD
GATLEY, CHEADLE SK8 4BE
FOR SALE - £375,000**



EXTENDED SEMI-DETACHED TWO STOREY COMMERCIAL BUILDING WHICH WAS CONSTRUCTED CIRCA 1936. PROVIDING APPROXIMATELY 101.8 SQ.M (1096 SQ.FT.). FRONT FORECOURT PROVIDING OFF ROAD PARKING FOR 2/3 CARS AND SHARED VEHICULAR ACCESS TO THE REAR YARD.

The property benefits from gas central heating and a new air conditioning system to the first floor.

GROUND FLOOR

ENTRANCE

Entered through a glazed entrance door with display window/bi-folding doors to the side providing a frontage of **5.7m** leading through to

RETAIL AREA (10.1m x 5.7m)

Open plan retail area with a range of LED ceiling lights and pendant lighting. Feature exposed brick wall and chimney breast. Numerous perimeter power points. Open feature staircase leading to the first floor retail/offices/workshop area. Doorway leading through to the rear yard

FIRST FLOOR

RETAIL/OFFICE/WORKSHOP (7.8m x 5.3m)

Accessed internally via a staircase from the ground floor. Open plan area suitable for retail, offices or workshop. Vaulted ceiling with feature beams and Velux roof light, LED ceiling lights and pendant lighting. Two uPVC double glazed windows to the front elevation and large uPVC double glazed window overlooking the rear. Feature exposed brick wall and chimney breast. Numerous perimeter power points. Doorway leading through to

SHOWER ROOM/WC (2.1m x 0.8m)

Newly refurbished with WC, wall mounted wash hand basin with tiled splash back, shower cubicle with folding glass door, chrome shower and tiled walls. Three obscured uPVC double glazed windows to the side and rear elevations. Ceiling light.

OUTSIDE

To the front of the property is hardstanding providing off road parking or external display.

Double gates to the side of the property provide access to a right of way which in turn leads to the small rear yard which has a walled perimeter.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£5,800 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

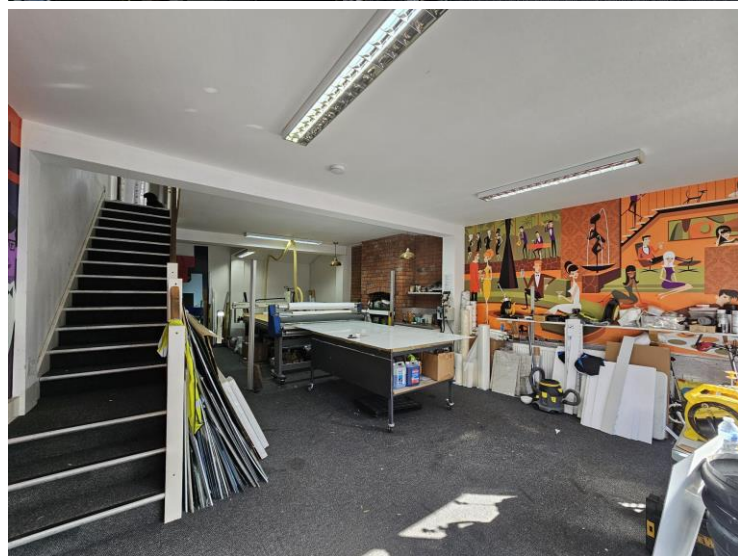
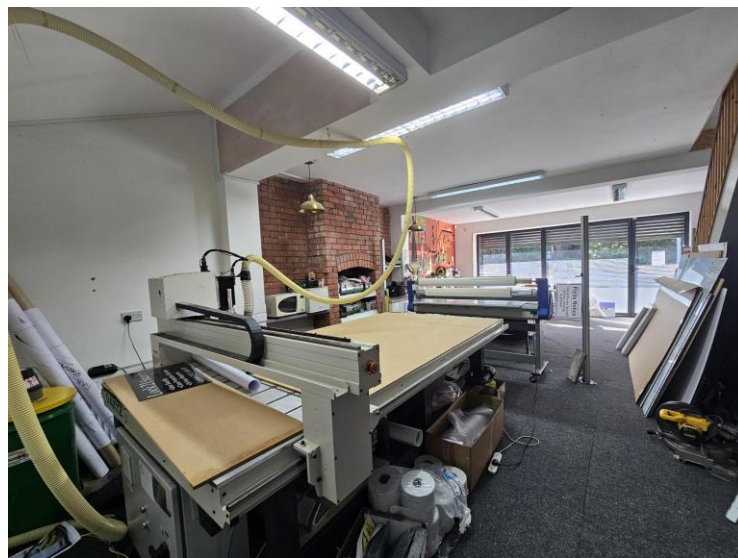
VIEWING

Strictly by appointment through sole selling agent Thomas Willmax on 0161 905 3555.

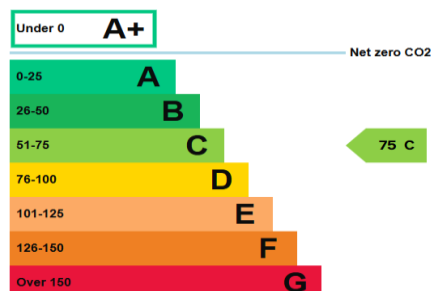
TENURE - FREEHOLD

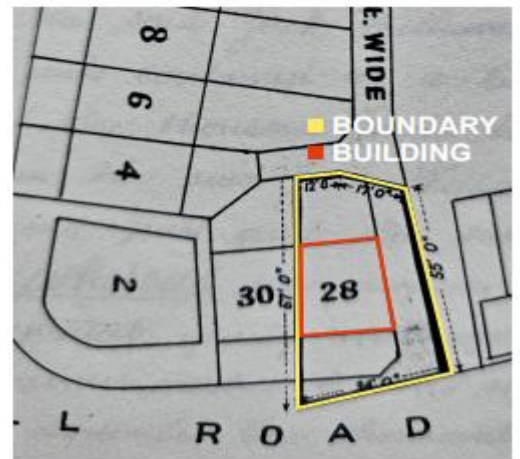
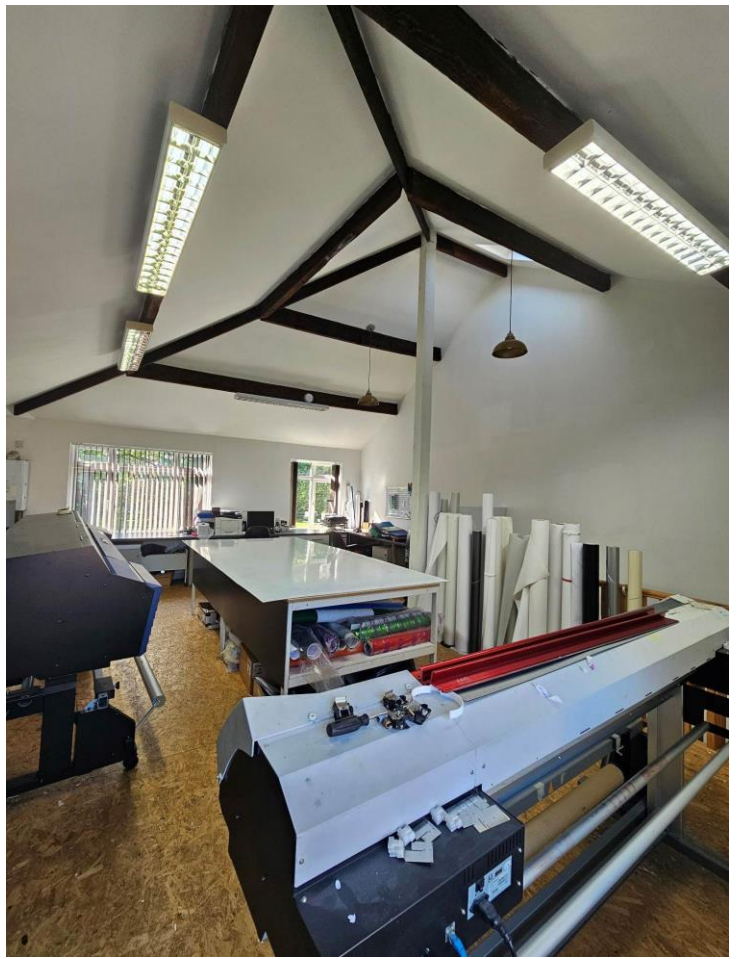
ENERGY PERFORMANCE CERTIFICATE

The full EPC can made available to interested parties.



This property's energy rating is C.





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.