

For Sale



# Single Let High Street Investment Opportunity

840 SQ FT (78.04 SQ M)

📍 204 HEATON MOOR ROAD, STOCKPORT, GREATER MANCHESTER, SK4 4DU

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High Street Retail Investment Opportunity
- Ground floor retail unit let to The Church of England Children's Charity
- Located on a parade of local and convenience shops on Heaton Moor's main high street
- Held Freehold Under Title No. GM395437
- Rental Growth & Asset Management Potential
- Gross Initial Yield of 7.22%
- Offers in the Region of £180,000 plus VAT



## LOCATION

The property is strategically located fronting Heaton Moor Road, in the heart of Heaton Moor, a desirable and affluent area of Stockport. The property benefits from 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. The property is situated in a prime location with a mix of amenities for both residents and business occupiers.

## DESCRIPTION

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 Children's Charity. The neighbouring Co-op and upper floors (residential) have been sold off on separate long-leases.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
204 Heaton Moor Road	78.04	840

## SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## PRICE AND VAT

Offers in the Region of £180,000.

VAT is applicable at the prevailing rate.

### TITLE/TENURE

The property is held Freehold under Title Number GM395437.

### BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £12,500, with effect from 1st April 2023. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

The Tenant is responsible for Business Rates payments attributable to the property direct to the Local Rating Authority (Stockport MBC).

### TENANCY

Please see Tenancy Schedule below.

### LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

### EPC

The property has an current Energy Efficiency Rating of C(67). The certificate is valid until 6th February 2035. A full copy of the Report is available upon request.

51-75

**C**

67 **C**

### ANTI-MONEY LAUNDERING

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.



## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

### **Adam Westwell** | Director

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### **Nathan Broughton** | Property Agent

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**Important Notice** : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



**TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.**



**Tenancy Schedule - 204 Heaton Moor Road, Heaton Moor, Stockport, SK4 4DU**

Unit	Tenant	Term (years)	Start Date	End Date	Rental Income (per annum)	Area (sq ft)	Use / Comments
204 Heaton Moor Road	The Church of England, Children's Society	10	29-09-2018	28-09-2028	£13,000	840	Charity Shop
206 Heaton Moor Road	Somerfield Property Co. Ltd	999	25-12-1995	25-12-2994	-	13,340	Grocery Store
Flat A	Residential	150	24-06-1997	23-06-2147	-	600	Residential
Flat B	Residential	150	24-06-1997	23-06-2147	-	600	Residential