



278 Adswold Road
Stockport SK3 8PN
£444,500

his shop is closed
his shop is closed
his shop is closed

**MAIN
& IN**

SALES · LETTINGS · AUCTIONS



278 Adswood Road Stockport SK3 8PN

£444,500

"Investment Potential" A newly refurbished shop unit with separate First Floor Accommodation divided into two self contained residential flats. An excellent opportunity not to be missed.

A fantastic opportunity to acquire a newly refurbished shop and two flats above with private entrances in a convenient location close to the centre of Stockport.

The premises are being sold as one complete unit with an approximate rental income attainable of £750 per month per flat and £15,000 per annum for the shop producing a total yearly rental income of £33,000 when fully let. this will produce a gross rental yield of 7.3%.going forward

The building is situated within a parade of shops on the traffic lights with Adswood Road and Garners Lane. The local area is predominantly residential.

The building has recently been completely refurbished throughout which includes a new shop frontage. To the rear is a yard and we are advised this can be accessed for parking. Buyers to satisfy themselves that they can gain access for their size of vehicle.

Viewing recommended

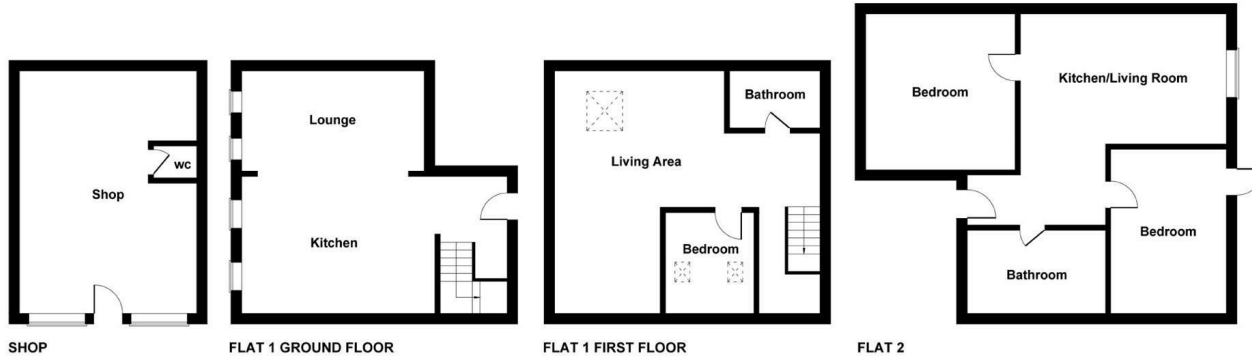
- COMPLETELY REFURBISHED THROUGHOUT
- RENTAL YIELD OF OVER 7%
- LOCATED CLOSE TO STOCKPORT TOWN CENTRE
- TWO SELF CONTAINED FLATS
- DOUBLE GLAZING
- SHOP SPACE OF 881sq ft

Tenure: Freehold
Council Tax: SMBC





278 Adswood Road



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 485 1919



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser.

All measurements are approximate.

Tenure- To be confirmed with a solicitor at point of sale.

Call Monitoring System: Please note that all our calls are recorded for monitoring and training purposes.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
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