



64 High Street
Cheadle SK8 1AE
£250,000



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For Sale by Auction at a date to be announced (Unless previously sold), a RETAIL shop with planning permission for a Two Storey Extension (Investment Opportunity).

Don't miss this one! - A Rare Opportunity to acquire a retail shop in the centre of Cheadle Village with planning permission to extend the ground floor and form a two bedroom apartment above.

Planning consent was granted, application number DC059365 with works started and inspected by the Building Inspector on 21st August 2018. Consequently there is now an opportunity for a buyer to complete the scheme and either retain and let out for an annual income or sell on. Once complete it will provide a compact unit which from experience have always been sought after. To the rear is a public car park.

Cheadle lies some either miles south of Manchester City Centre in a much sought after commuter belt. Both the M56/M60 motorways and A34 bypass are all close by.

- By Auction at a date to be announced (unless previously sold)
- Freehold Site
- Planning permission granted DC/059365
- Works started (Building Inspection 221/08/18)
- Retail Shop
- Potential for flat above
- Business Rates exempt

Tenure: Freehold
Council Tax: SMBC

SHOP

Measurements are taken from the architect's plans drawn up.

Existing Measurements:

Shop

Width 3.8m

Depth 9.2m

Stairs to First Floor

Front Room 3.8m x 3.7m

Landing Area 3.8m x 2.1m

Rear Room 2.6m x 2m

(incorporated temp kitchen/toilet)

Outside WC & Store (Now demolished) - Storage container

New Measurements

Shop 3.8m x 11m depth

Store Area 2m x 1.9m

Tea Room 1.78m x 1.5m

Sep WC 0.9m x 1.7m

Garage

26'2" x 12'5" to 8'6"

Rear Entrance to FLAT

Hallway and Stairs to 1st Floor

Landing

Lounge

12'5" x 12'5"

Kitchen/Dining Area

16'4" x 8'6" to 9'10"

Utility Room

26m x 2m

Bathroom/WC

8'6" x 6'6"

Bedroom One

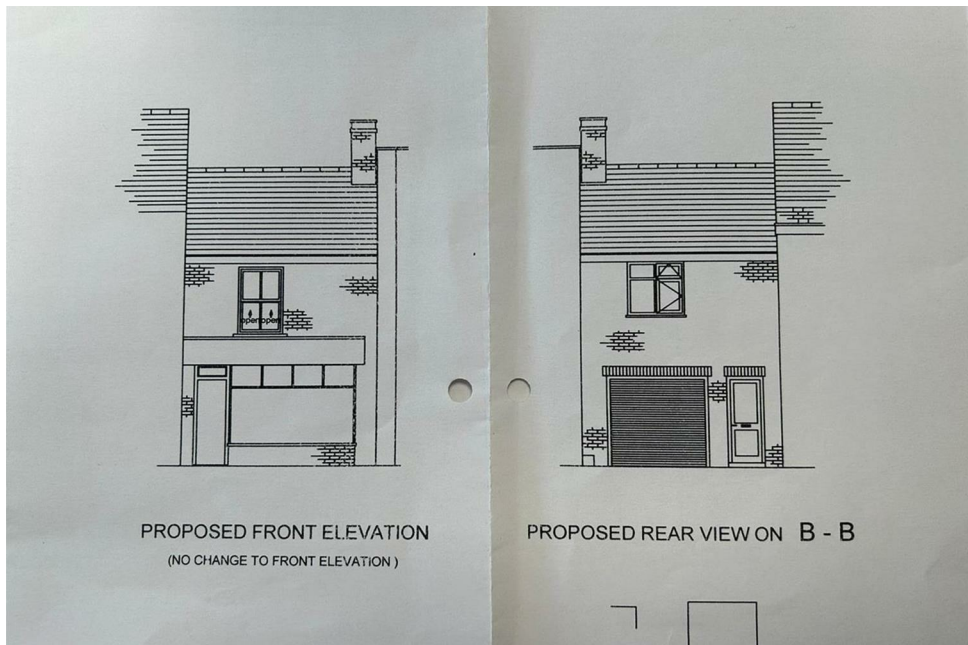
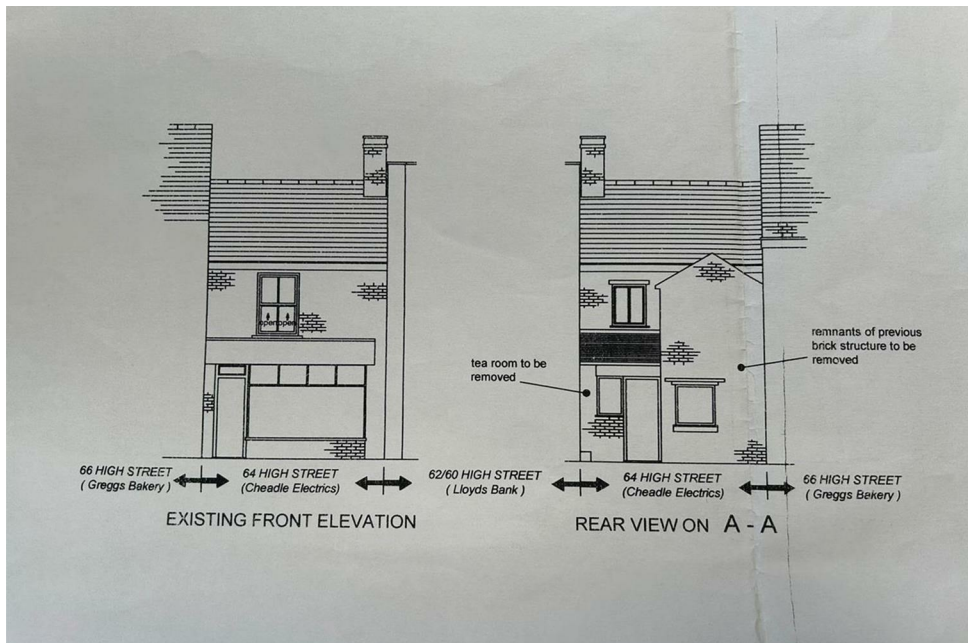
16'4" x 12'5" to 8'6"

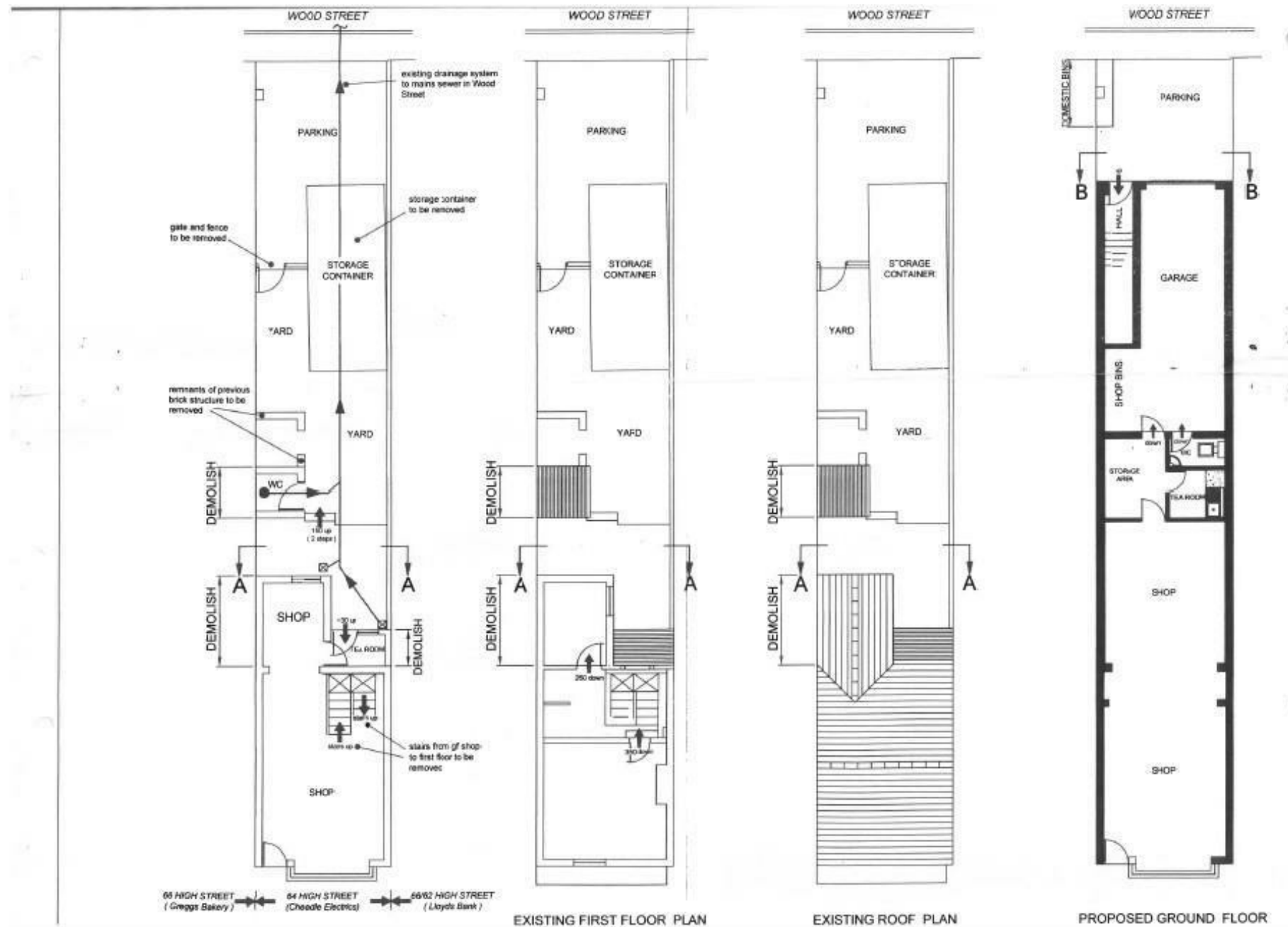
Bedroom Two

8'6" x 10'1"

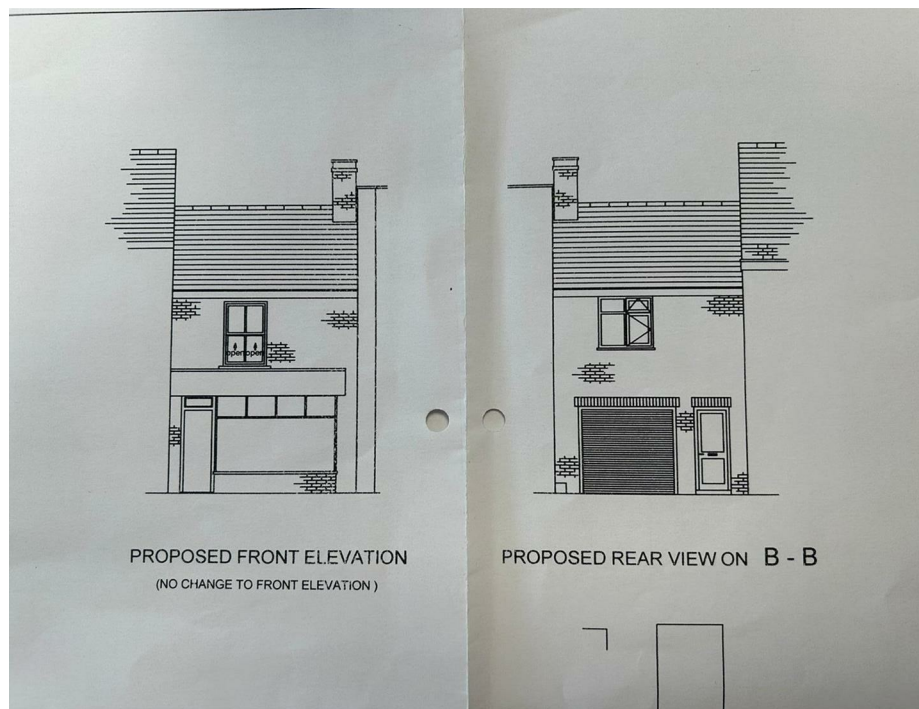
Outside

Parking area





To view this property call Main & Main on 0161 437 1338



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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