



250/250A Finney Lane  
Cheadle SK8 3QD  
Asking Price £700,000





# 250/250A Finney Lane

Cheadle SK8 3QD

Asking Price £700,000

A Freehold Retail Unit with Separate First Floor to be sold as one unit.

Lying in the centre of Heald Green Village, this property occupies a prominent position. At present, the Ground Floor is a Ladies Hairdressing Salon with the first floor used as offices and boardroom. The First Floor, subject to planning, would convert into two or three flats if required.

Heald Green lies with approximately three miles of Manchester Airport, M56/M60 Motorways. The village offers a mixed variety of trades and has an excellent, local, loyal client base.

This is an excellent opportunity for either an investor or business owner to expand. The premises are in excellent condition throughout.

- Gas Central Heating
- Double Glazing
- Ground Floor Retail
- First Floor Offices
- Freehold
- Sold with Vacant Possession

Tenure: Freehold  
 Council Tax ( Business Rates ) :  
 Rateable value from 1/04/2026: £33,500

250a Finney Lane FIRST FLOOR  
 Office I - 16'9" x 9'5" = 158 sq.ft.  
 Office II - 40'5" x 16'9" - 678 sq.ft.  
 Office III 12'5" x 8'2" - 102sq.ft.

Comms Room 12'6" x 4'4" - 54 sq.ft.  
 Office IV 26'6" x 18'5" plus 10'7" x 4'5" - 542 sq.ft.  
 Board Room 13'2" x 12'6" - 164 sq.ft.  
 Reception 12'6" x 7'8" to 3'9" x 3'1" - 107 sq.ft.

Kitchen 5'9" x 4'6" - 26 sq.ft.  
 Toilets 8'8" x 8'3"

Total Floor Area (Excluding Landing and Staircase) - 1902 sq.ft. (176 sq.m.)

250 Finney Lane GROUND FLOOR (Ladies Hairdressers)  
 Frontage 12'4" x 16'7"  
 Depth 41'5" - 588 sq.ft.  
 Passage 15'1" x 3' - 45 sq.ft.

Feature Glass Screen to Rear Area  
 31' x 12'9" - 295.25 sq.ft.

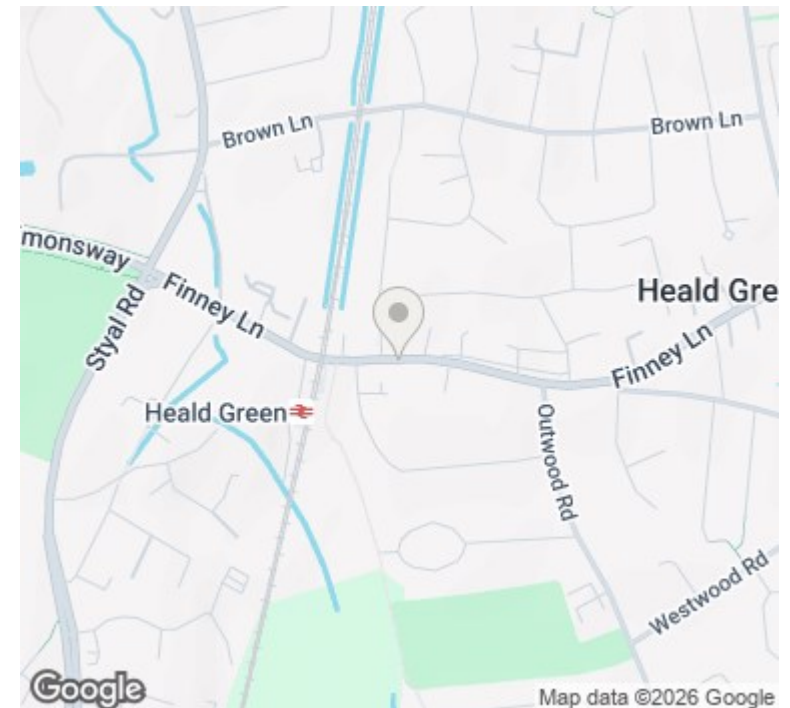
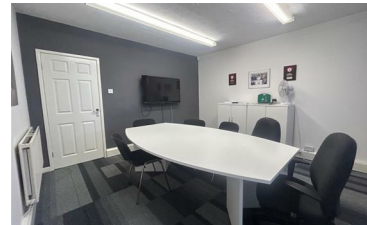
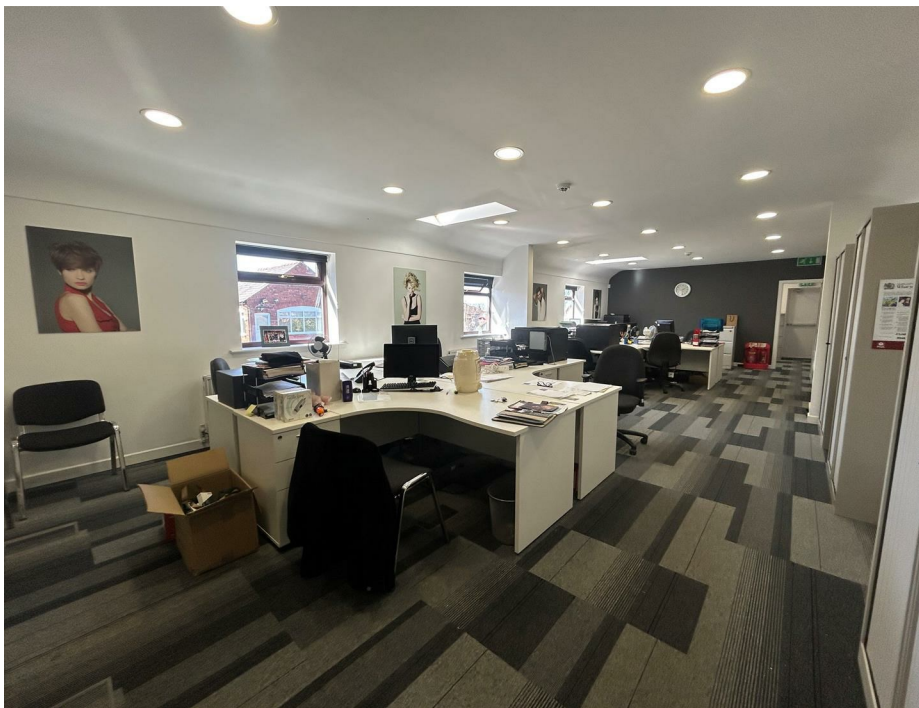
Toilets 6' x 4'9" - 28.50  
 White Suite

Kitchen 14'3" x 8' - 114.sq.ft.  
 Fitted Units

Total Net Floor Area 2972 sq.ft. (276 sq.m.)







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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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		57	(39-54) E
(21-38) F			(21-38) F
(1-20) G		1	(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1<sup>st</sup> Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498