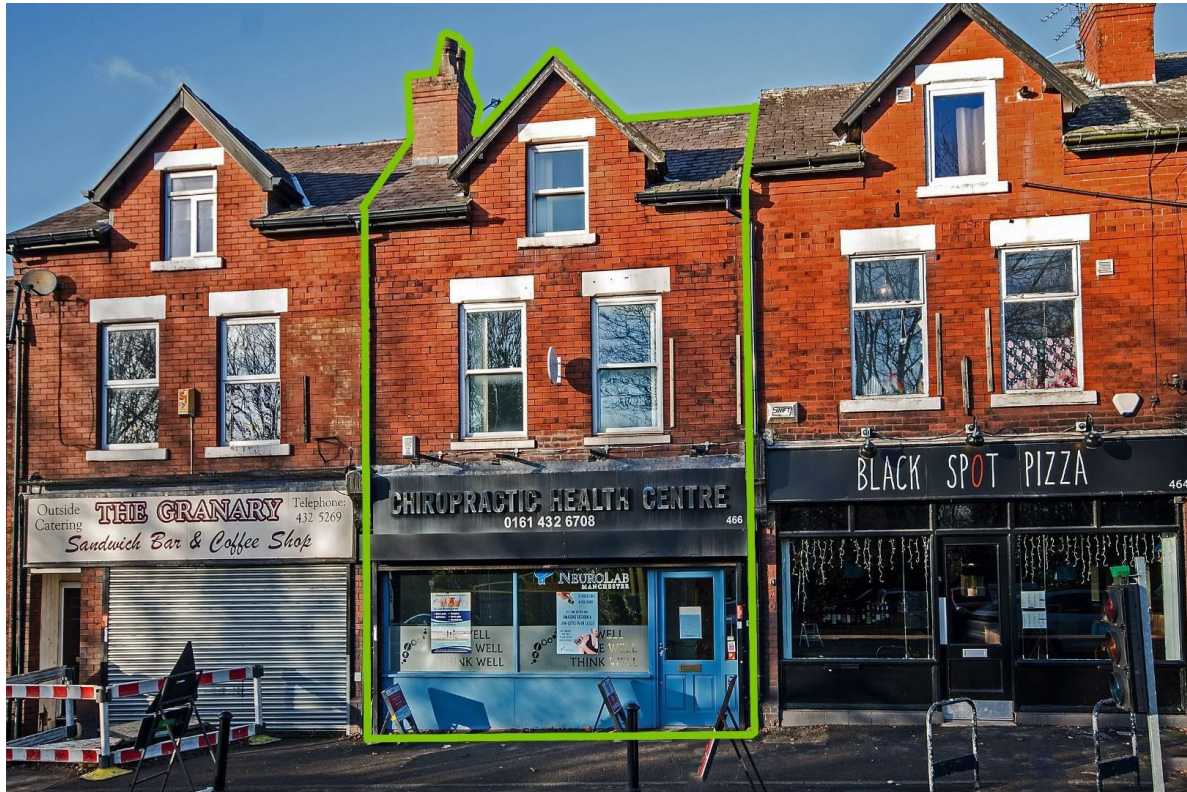




466 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS

Price £450,000

- Well Appointed Retail/Office property with Car Parking
- Fire Detection/Alarm System with Emergency Lighting
- Stockport Town Centre/M60/A34 Close By
- Gas Fired Central Heating & Part UPVC Double Glazed Windows
- Located in the Centre of Heaton Mersey
- Manchester Airport within 15/20 mins Drive
- Motorised Security Shutter to Shop Front
- Close to Metrolink East Didsbury Tram Station

466 Didsbury Road, Stockport SK4 3BS

151.2 sq.m (1,628 sq.ft) A prominently located and well appointed three storey retail/office property formerly operating as a chiropractic and physiotherapy clinic with additional cellar area and car parking to the rear. Motorised security shutters. Close to Metrolink tram services.



Council Tax Band:



Location

Location

The property is prominently located on Didsbury Road in the village centre of Heaton Mersey, which is a popular commercial and residential location, adjacent to Didsbury, Heaton Moor, Stockport and Cheadle. Stockport town centre and the M60 motorway are within 5 minutes' drive and Parrs Wood leisure complex, A34 and Metrolink tram station are within a few minutes' drive to the west. Heaton Mersey is a very popular residential area and local amenities are provided in the centres of both Heaton Mersey itself and the adjacent Heaton Moor. The A34 corridor provides a range of retail and leisure facilities and Manchester Airport is within approximately 15/20 minutes' drive. (SatNav:SK4 3BS)

Purchase Price

Purchase Price

£450,000 subject to contract.

Description

Description

A substantial, mid parade, retail and office property, which formerly operated as a chiropractic and physiotherapy clinic.

The property is of brickwork construction with a pitched slated roof and benefits from part UPVC double glazed window units, good natural light, feature fireplaces, laminate flooring and a well appointed interior.

Ground Floor

Ground Floor

56.5 sq.m (608 sq.ft) net internal area, including front sales/office area 1, middle sales/office area 2, rear store area and kitchen with fitted wall and base units and sink unit. In addition there is a toilet area with a WC and wash basin and lobby with stairs to the first floor.

First Floor

First Floor

53.2 sq.m (573 sq.ft) net internal area, including treatment room/office 3, treatment room/office 4 and treatment room/office 5.

Second Floor

Second Floor

41.5 sq.m (447 sq.ft) net internal area, including treatment room/office 6 and treatment room/office 7.

Basement/Cellar

Basement/Cellar

49.9 sq.m (537 sq.ft) net internal area, providing useful ancillary storage space with headroom of 2.13 m (7'0") and housing the water and electricity meters.

Car Parking

Car Parking

To the rear of the property there is a surfaced car parking area capable of accommodating 3/4 cars. Additional public car parking is available nearby.

Security

Security

There is a motorised security shutter over the shop front and a security shutter over the rear personnel door, as well as security bars fitted to the rear windows.

Services

Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation and fire detection/alarm system with emergency lighting.

Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

Rateable Assessment

Rateable Value: £13,000 (from 01/04/26)

Business Rates Payable 2026/27: £4,966

NB: You may qualify for 100% Business Rates Relief - please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Tenure

Tenure

We are advised that the property is Freehold. Land Registry Number: CH71562.

Possession

Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

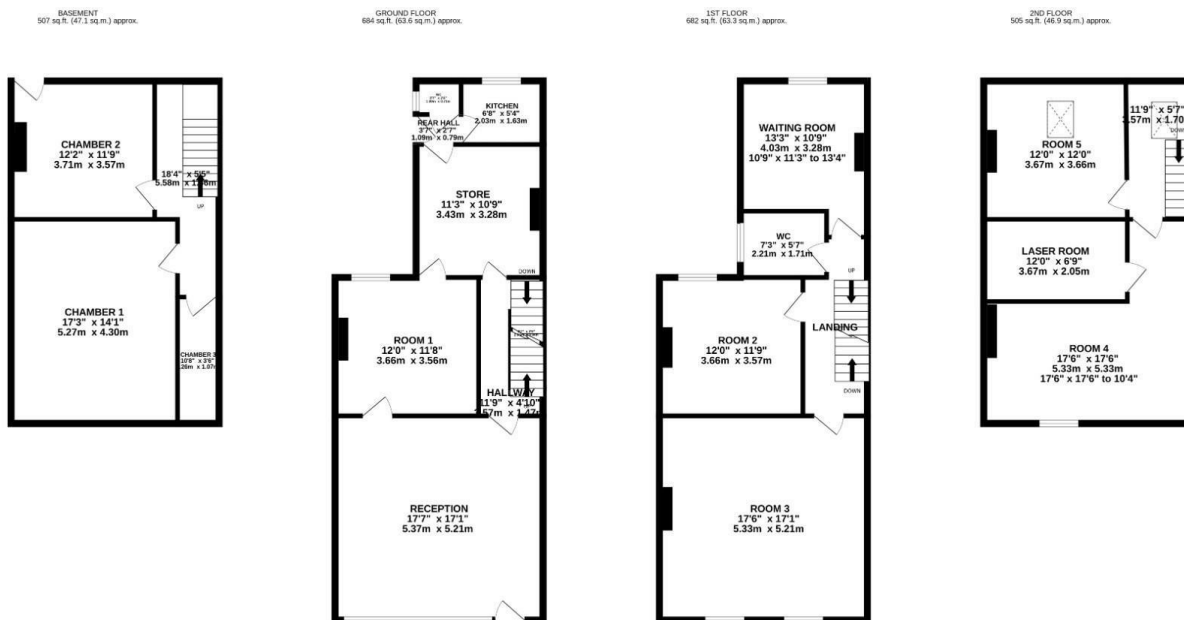
Important Note

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT



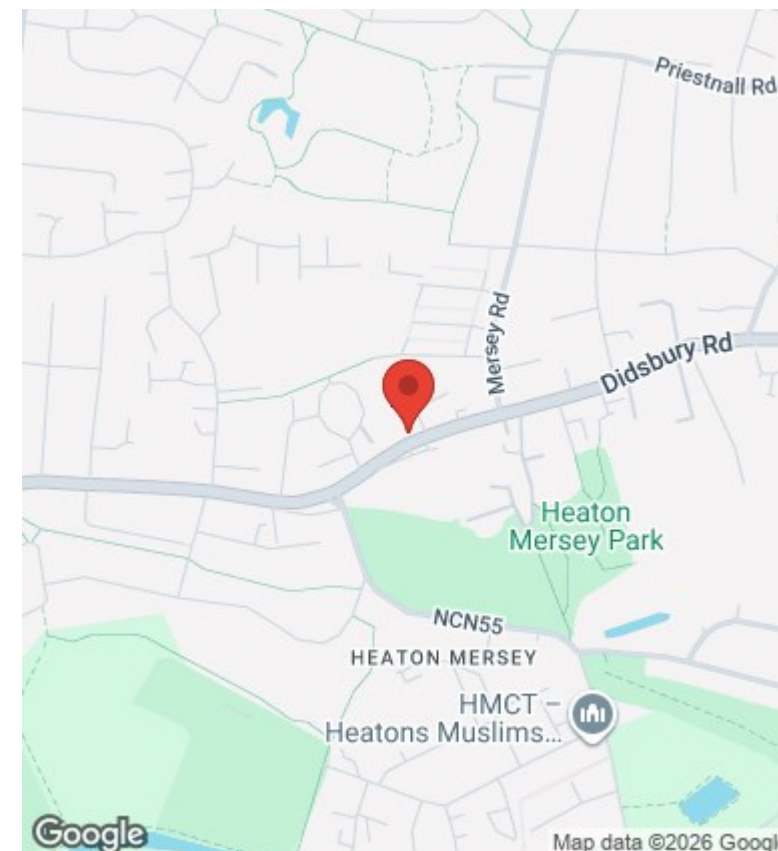




TOTAL FLOOR AREA: 2378 sq.ft. (220.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

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