



## 158 Grenville Street, Edgeley, Stockport, SK3 9EU

Offers In Excess Of £175,000

- Investment Opportunity
- Good Sized Private Rear Garden
- Well Presented Throughout
- Pay and Display Carparks Close By
- Popular Central Location
- Potential To Convert Back Into One Dwelling

# 158 Grenville Street, Stockport SK3 9EU

Investment Opportunity With A Potential 9.9% Rental Yield\*. Sought After Location. Well Presented Throughout. Private Good Sized Rear Garden. Must Be Viewed!



Joules bring a rare opportunity to acquire this mixed commercial/residential investment opportunity in the heart of Edgeley.

This well appointment property comprises: ground floor double fronted commercial premises currently offered with vacant possession.

There is an equally well presented apartment over with tenants who have been in occupation on an AST for over 7 years with a rental income of £8,400 pa.

Briefly comprising:

Commercial Unit : 'L' shaped main sales room and preparation room, storage/preparation room and wc/wash room. (fittings not included)

Residential Duplex Flat: Ground floor entrance, utility room, multipurpose room with stairs to the main flat. First floor with lounge/dining room, double bedroom, kitchen and shower room. (tenants furniture)

Outside to the rear is a large enclosed lawned garden.

Situated at the Castle Street end of Grenville Street with short stay on road parking and a number of pay and display carpark facilities close by. Castle Street is the main retail centre of Edgeley offering a varied array of shops, cafes and public houses.

Close to the centre of Stockport which is currently undergoing massive redevelopment with multi million pound investments. Mainline rail links, M60 motorway connection.

Manchester International Airport is approximately 25 minutes drive away.

#### COMMERCIAL

Main Sales/Preparation Room

28'3" x 16'7"

'L' shaped room. Maximum measurements.

28'3" to 15'5" x 16'7" to 8'6

Double fronted with roller shutters. Main sales area open to preparation area. Fire door to rear. Trap door giving access to a handy cellar space, previously utilised as a storage area.

Store/Preparation Room

8'9" x 7'6"

Situated off the main area. Internal glass block window. Single drainer stainless steel sink unit.

Wash Room/WC

Wash hand basin with Galaxy Aqua water heater. Folding door to WC with low level toilet

#### DUPLEX APARTMENT

Entrance

Accessed via the side elevation through two lockable gates..

Private PVC entrance door

Utility

8'8" x 6'9"

Double glazed window with obscure glass to the rear elevation. Range of kitchen units, single drainer stainless steel sink unit with mixer tap, tiled splashbacks and floor, plumbed and access for an automatic washing machine. Door to multi purpose room

Multi Purpose Room

9'9" x 7'6"

Plus door recess.

Double glazed window to the side elevation. Tiled floor, built in storage cupboard with drawers below, built in meter cupboard, stairs to the main apartment.

First Floor

Stairs and Landing

Access to all first floor rooms. Open balustrade to stairwell. Loft access hatch

Lounge/Dining Room

16'6" x 12'0"

Two double glazed windows to the front elevation. electric heater

### Kitchen

8'0" x 5'7"

Open to landing area.

Double glazed window with obscure glass to the rear elevation. Single drainer stainless steel sink unit with mixer tap, cupboard below, drawer unit. Built in electric oven and hob with cooker hood above. Work surface with tiled splashback. Space for under unit fridge. electric heater

### Bedroom

13'9" x 10'7"

Maximum measurements.

Good sized bedroom, double glazed window overlooking the rear garden, electric heater

### Shower Room

Corner shower cubicle housing Triton shower, pedestal wash hand basin, low level WC. Tiled splashbacks, chrome heated towel radiator. Double glazed window with obscure glass to the side elevation

### OUTSIDE

#### Front

Hardstanding to the front

#### Rear

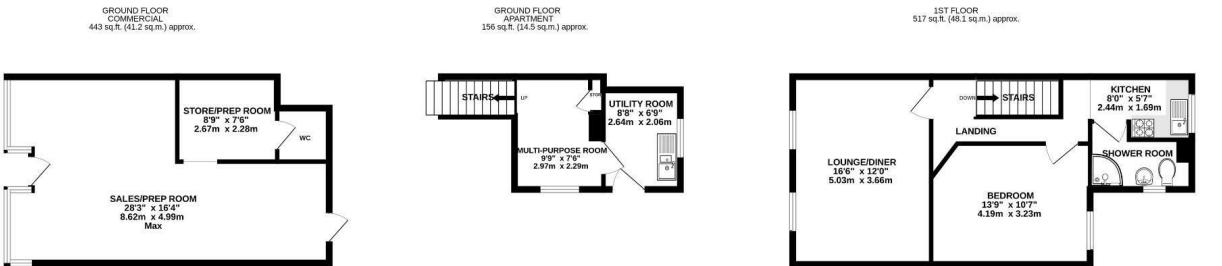
Good sized enclosed predominantly lawned garden, patio area abutting the property. Mature bushes and shrubs. Fenced and brick wall boundaries.

#### Services

Available services include electricity, water and drainage. The current owners have advised that the commercial unit and residential apartment have separate meters for electric and water.







TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should not be used for any metric, 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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC