



## 2/2A Shaftesbury Road, Cheadle Heath, Stockport, SK3 0SG

Offers Over £230,000

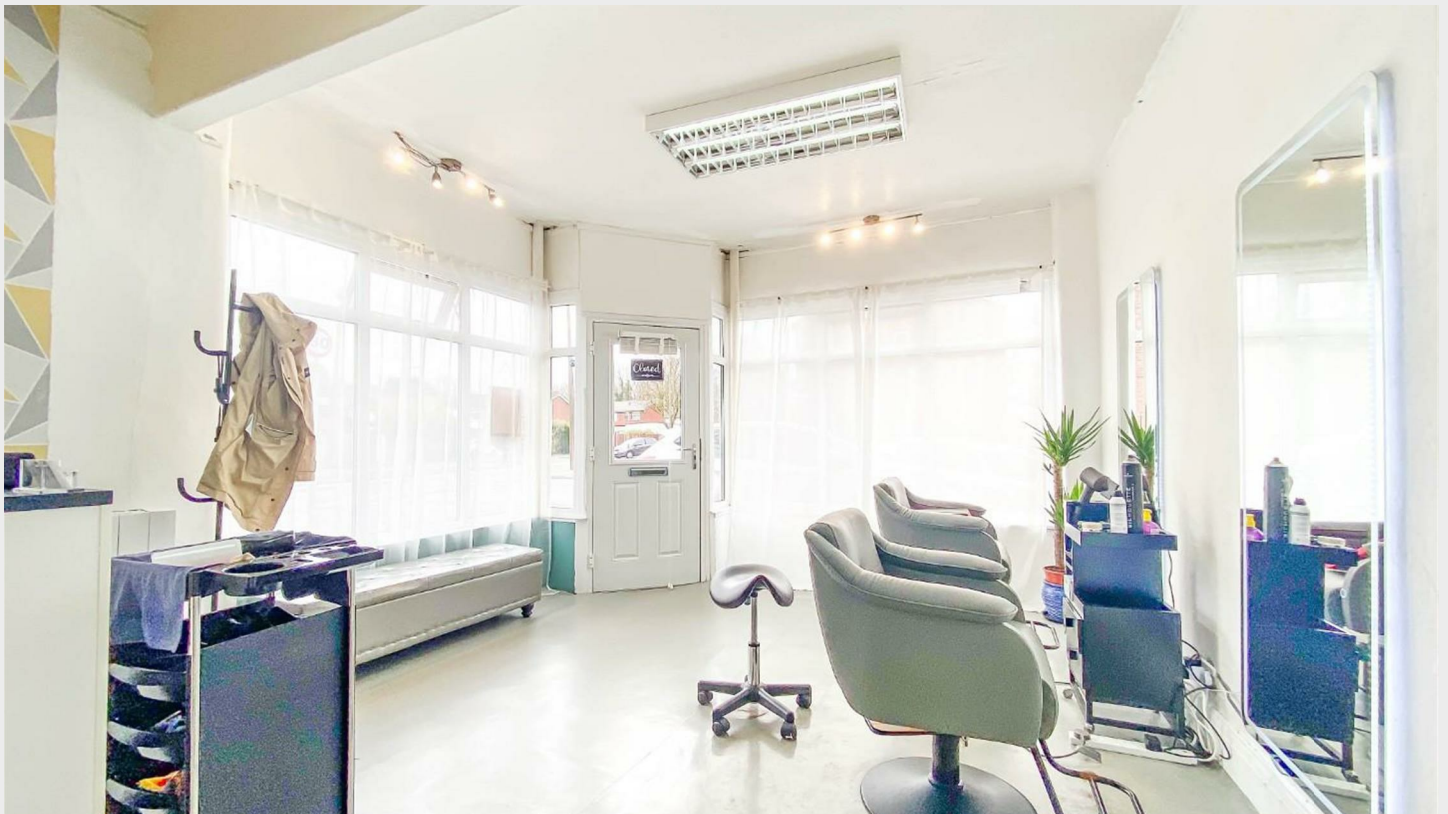
- INVESTMENT OPPORTUNITY
- GROSS YIELD 7.17%
- OFF-ROAD PARKING
- POTENTIAL TO CONVERT
- FULLY LET FOR £1375 PCM
- BRILLIANT LOCATION
- LARGE CORNER PLOT
- NO ONWARD CHAIN

# 2/2A Shaftesbury Road, Stockport SK3 0SG

An amazing INVESTMENT OPPORTUNITY to acquire a well positioned retail unit with separate living space above. Fully let for a combined £1375 PCM and offering a strong GROSS YIELD OF 7.17%, this property offers a great return. The property features ample off road parking, side and rear gardens, and it is also conveniently located for local shops and supermarkets. NO CHAIN.



Council Tax Band: A



## EXCITING INVESTMENT OPPORTUNITY

An exciting opportunity to acquire a retail unit with additional rooms to the rear, handy cellar storage below, and a self contained apartment above (fetching a combined £1375pcm and providing a gross yield of 7.17%).

Altogether an exciting proposition for those looking for investment and potential development opportunity at a realistic price!

This popular area benefits from a wonderfully convenient location, with local schools, leisure centre and supermarkets on the doorstep. The motorway is less than a mile away, the main Manchester to London rail line is a short distance away, whilst the international airport is just over six miles away.

Important note: Potential buyers should establish beforehand whether their preferred lender will make an advance on this purchase.

## GROUND FLOOR

### FRONT ROOM

17'4 x 13'8

Maximum measurements.

Double glazed windows to front and side elevations, canopied entrance with pvc double glazed entrance door. Radiator. Doorway to potential dining room, further door to inner hall.

### HALLWAY

Access to steps down to the basement cellar. Door giving access to the hallway of the apartment above.

### REAR RETAIL ROOM 1

10'7" x 6'2"

Double glazed window to the side elevation, open to kitchen area. Base units and shelving. Currently used as a hair wash/treatment area.

### REAR RETAIL ROOM 2

8'7" x 6'6"

Double drainer stainless steel sink unit with mixer tap, cupboard below. Work surfaces, wash hand basin. Currently used as a hair wash/treatment area.

## KITCHEN

9'8" x 9'0"

Tiled floor, double glazed window to rear of the property, door to downstairs washroom and rear garden. Currently used as utility room/kitchen space, housing a single drainer stainless steel sink unit with mixer tap and cupboard below, work surfaces and shelving.

## WASHROOM

Pedestal wash hand basin. Inner hallway with door to back garden. Door to separate WC. with low level WC; Double glazed window to the side elevation, wall mounted Rinnai boiler.

## BASEMENT

### CHAMBER ONE

13'0" x 10'5"

Open access to chamber two.

### CHAMBER TWO

14'1" x 5'2"

Steps down from ground floor, open access to chamber one.

## FIRST FLOOR APARTMENT

### ENTRANCE HALL

Private ground floor entrance. Pvc double glazed entrance door, double glazed window with obscure glass, lobby area, stairs to first floor apartment. Door giving access to the commercial ground floor premises (can be reinstated for access).

### LOUNGE

11'9" x 10'4"

Double glazed window to the front elevation, central heating radiator.

### KITCHEN

7'8" x 5'9"

Fitted kitchen with a range of units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap. Base, drawer and eye level units. Recess for an under unit fridge/freezer. Built in electric oven, four ring gas hob with extractor over. Work surfaces with tiled splashbacks. Double glazed window to the front elevation, central heating radiator, loft access hatch.

## BEDROOM

12'5" x 10'6"

Double bedroom. Double glazed window to the rear elevation, central heating radiator, fitted bedroom furniture. Boiler.

## SHOWER ROOM

7'8" x 6'9"

Modern white suite comprising: shower cubicle with Aquatronic shower, pedestal wash hand basin, low level WC. Plumbed for an automatic washing machine. Fully tiled walls, double glazed window with obscure glass to the rear elevation, central heating radiator, electric chrome heated towel rail. Built in storage cupboard.

## OUTSIDE

Large tarmac forecourt to the front and side of the property which the current owners use for parking two cars. Side gate area giving access to the rear garden. Small front garden area to the apartments private entrance

## REAR AND SIDE

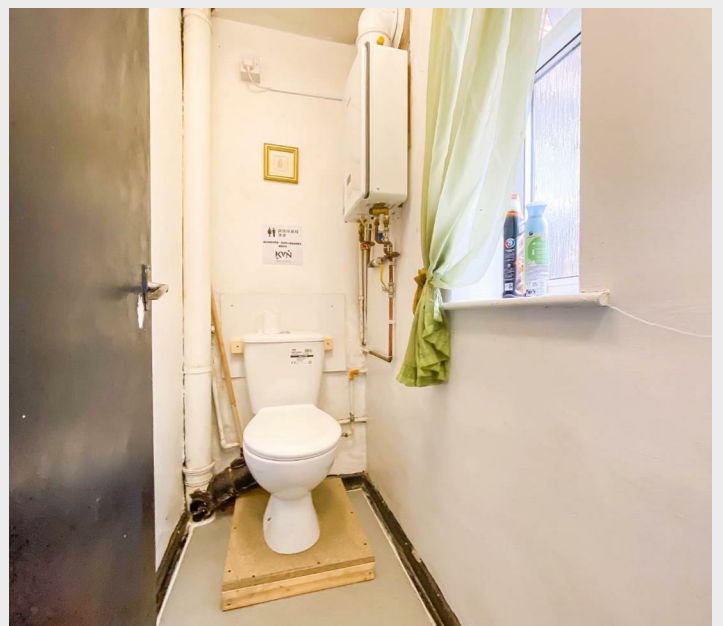
Enclosed, predominantly lawned garden with numerous plants, shrubs and trees. Double timber gates and fenced and hedge boundaries, gate to front elevation. Shed to the side of the property.

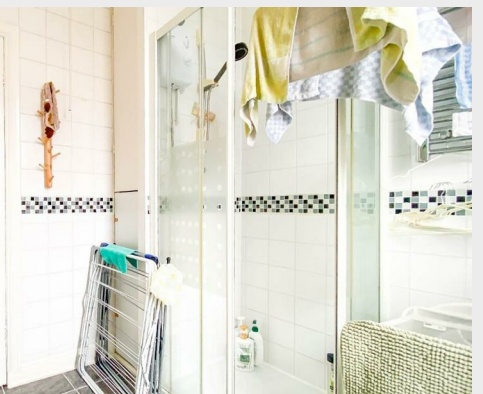
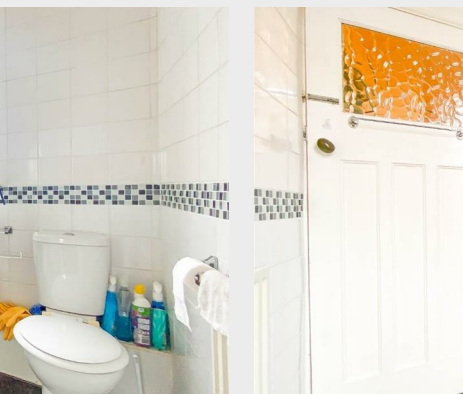
Lease Details:

Ground Floor Retail Unit - Rented at £550.00 pcm to HVN Hair Artistry on a 3 year term, until May 2028.

First Floor One Bedroom Flat - Rented at £825.00 pcm for 1 year until June 2026 (this will become periodic/rolling from 1st May 2026).

Business Rates for the commercial unit - £2,750 from 1st April 2026







## Directions

## Viewings

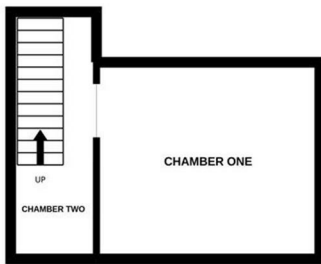
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

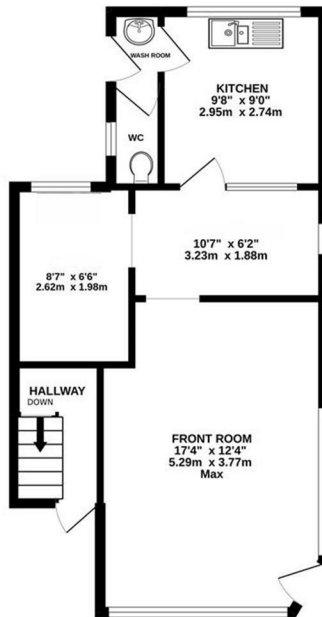
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

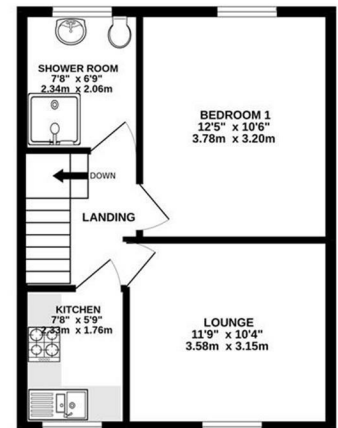
BASEMENT  
200 sq.ft. (18.6 sq.m.) approx.



GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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