



- High profile Showroom premises
- Over 5,000ft² on three levels
- Previously marketed at £300,000
- ERV approx. £26,000
- Large roof space with potential for fourth floor
- Separate front entrance to first floor
- Large basement with vehicular access at the rear
- High profile main road position
- Developing area
- Comprehensive facilities in Stocksbridge including Fox Valley

Ground Floor

Retail 126.12m² (1357ft²)
 Office 18.72m² (201ft²)
 Storage 34.07m² (366ft²)
 Kitchen 11.32m² (122ft²)
 Rear Store and shutter door access
 TOTAL 190m² (2,045ft²)

First Floor

Landing
 Office 54.02m² (581ft²)
 Office 25.71m² (277ft²)
 Office 20.73m² (223ft²)
 Storage 33.97m² (365ft²)
 Kitchenette 4.30m² (46ft²)
 Shower Room W/C 3.10m² (33ft²)
 TOTAL 141.83m² (1,526ft²)

Attic Storage

TOTAL 29m² (312ft²)

Lower Ground Floor

TOTAL 101.42m² (1091ft²)

Outside

The property occupies a site of approximately 465m² (0.12 acres) with rear access and yard

EPC Rating D

A full copy of the EPC will be available to view via our website

VIEWING

By appointment with Jake Bond
 jake@markjenkinson.co.uk
 07715 214572

SOLICITORS Liefman Rose & Co 94
 Bury Old Road Manchester M8 5BW

