



Churchgate Mill
Lavenders Brow
Stockport
SK1 1YW

**10,990
SQ.FT**



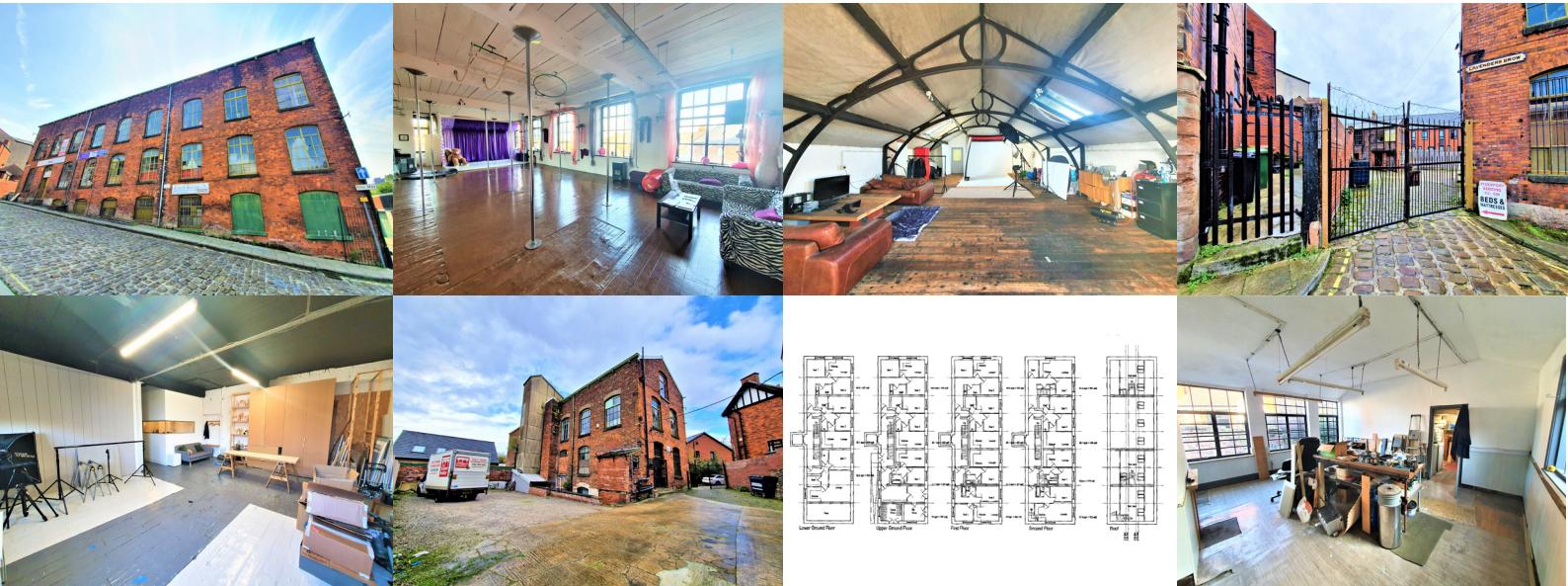
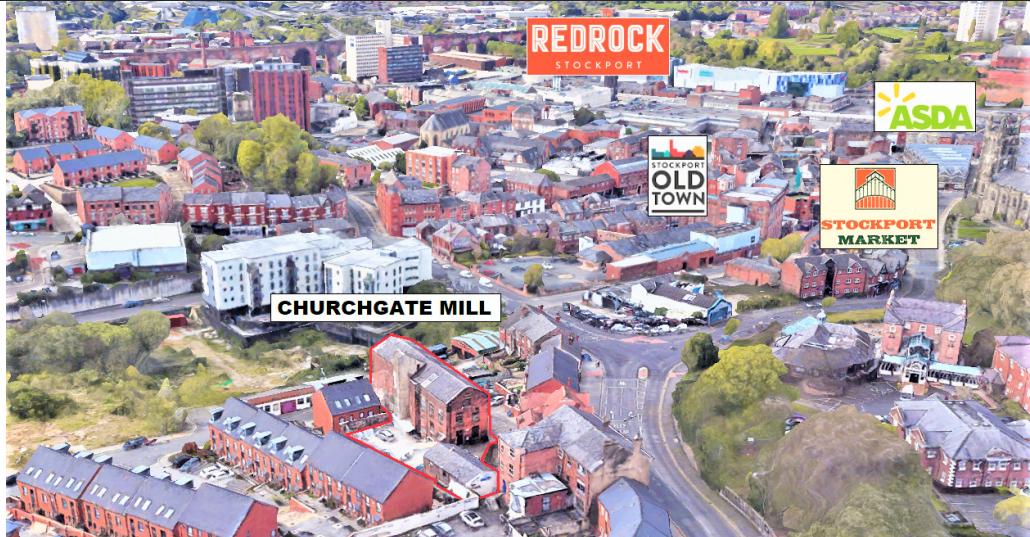
- Freehold Investment/Re-development
- Income producing Mill with car parking
- Leases contracted out of Pt II L&TA 1954
- Residential redevelopment opportunity STPP
- Historic low rents - add value opportunity
- Locally listed early 19th century cotton mill
- Annual rental income £28,956 plus services
- Low Rateable values for all units - Nil rates



Location

The property is located on Lavenders Brow in Stockport Old Town close to Market Place and a short walk to the Merseyway Shopping Centre, Redrock and Stockport Exchange bus and train stations.

- M60 Motorway: 1 mile.
- Merseyway: 5 minute walk.



Description/Accommodation

The property provides a former cotton mill dating from the early 19th Century shown on the 1824 plan of Stockport. The building is 3 storeys with an attic, and constructed of red brick laid in Flemish bond, with a Welsh slate roof. The 9-bay north west elevation has double boarded doors to the left and 16-pane windows with segmental-headed brick lintels with hoppers to ground and upper floors, 12-pane windows to the basement. There is detached two storey office/store to the rear of the car park of brickwork elevations under a pitched slate roof.

Lavender Mill: 8,674 Sq.ft (Net floor area) / 10,000 Sq.ft Gross floor area.

Lower ground floor Unit A1: 1,244 Sq.ft - Vacant storage unit.

Lower ground floor Unit A2: 1,006 Sq.ft - Joinery workshop.

Ground floor Unit B1: 620 Sq.ft - Trophy retailer.

Ground floor Unit B2: 1,476 Sq.ft - Photography/joinery workshop.

First floor Unit C1: 953 Sq.ft - Stockport bedding retailer.

First floor Unit C2: 1,266 Sq.ft - Pole dancing studio.

Second floor Unit D1: 1,036 Sq.ft - Photography studio.

Second floor Unit D2: 1,073 Sq.ft - Photography studio.

Outbuilding: 990 Sq.ft comprising:-

Ground floor: 495 Sq.ft including office and rear store with external security roller shutter.

First floor: 495 Sq.ft Self contained office/store including three rooms with toilet facilities.

Rateable Value

Rateable values: Various - All below £12,000.
Small Business Rates Multiplier 2022/23: 49.9p.
100% SBRR available on all units.
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Tenure

We understand that the property is Freehold.
Title Number: TBC.

Price/VAT

£500,000 SUBJECT TO CONTRACT.

We understand that VAT is not payable at the property.

Services

Mains services are available including electricity, water and drainage.

Conditions

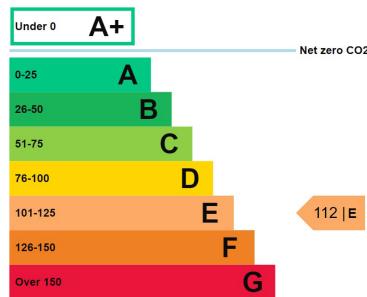
Subject to Contract.

Leases/Rents

All Tenants are holding over on Leases with one Lease expiring February 2023. Leases are contracted out of the security provisions provided by Pt.II of the L&TA 1954.

- A1: Vacant.
- A2: £3,120 per annum exclusive - Joinery workshop.
- B1: £4,212 per annum exclusive - Trophy retailer.
- B2: £6,720 per annum exclusive - Photography/joiners.
- C1: £4,104 per annum exclusive - Stockport bedding.
- C2: £3,600 per annum exclusive - Pole dancing studio.
- D1: £3,000 per annum exclusive - Photography studio.
- D2: £4,200 per annum exclusive - Photography studio.

EPC



Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation or warranty whatsoever in relation to this property. OCTOBER 2022.