

TO LET



14 KESWICK ROAD
HEATON CHAPEL
STOCKPORT
SK4 5JS

DESCRIPTION:

A double fronted sales shop with living accommodation, being part of a parade of five shops. The property is brick built under a slated roof. The property has a large yard at the rear with access onto a communal road thus allowing servicing of the shop unit .

SITUATION:

The property is located in a residential suburb of Heaton Chapel, being situated on the northerly side of Keswick Road, which is off Broadstone Road. The property is approximately half a mile from the centre of Reddish and five miles south east of Manchester

ACCOMMODATION:

GROUND FLOOR

Sales Shop: (18'3" x 15'10")

Rear Living Room: (13'2" x 10'11")

Kitchen: (6'9" x 9'11"). With a single drainer sink unit with cupboards below. Eye level cupboards. Ample work surfaces with drawers and cupboard space below.

Rear Lean To: the yard is accessed through the rear kitchen door.

FIRST FLOOR

Comprising of a front living room, a front bedroom, a rear bedroom and a bathroom

SERVICES: Gas, electricity, mains water and drainage, payable by occupier.

ASSESSMENTS: Rateable Value - £2,650
Council Tax Band – A

TERM: 12 Months

PAYMENT: £7,000

VIEWINGS: Strictly by arrangement with our Manchester or Heywood Office.

Details prepared 01.03.06

S. Kershaw & Sons has not tested any of the apparatus, equipment, fittings or services and cannot verify whether they are in working order. The Purchaser/Tenant is advised to obtain verification from qualified.

S Kershaw and Sons on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that :- 1. The particulars are a general outline of the property only for the guidance of intended Buyers or Lessors and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility any may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.