

**FOR SALE BY AUCTION**



## **GRADE II LISTED RETAIL/RESIDENTIAL INVESTMENT WITH DEVELOPMENT POTENTIAL**

**(SUBJECT TO ANY NECESSARY CONSENTS)**

**17-23 Bridge Street &  
3-15 Castle Yard  
Stockport  
SK1 1XY**

- 7 flats – 3 x 1 beds, 4 x 2 beds
- Space to develop further 1 bed flat (subject to any necessary consents)
- Shell retail unit at 17-21 Bridge Street offering development potential (subject to any necessary consents)
- Current income of £46,300pa with an estimated ERV of £105,700pa fully let with development/refurbishment of vacant space
- Online auction with Pugh Auctions – 27th/28th January 2026

## LOCATION

The property is located between Bridge Street and Castle Yard in the heart of Stockport Town Centre. All town centre amenities, including shops, cafes, bars, restaurants and transport links are within easy reach.

## DESCRIPTION

The property comprises a Grade II listed 3 storey retail/residential property of brick construction beneath pitched slate roofing.

From Bridge Street there is a double fronted retail unit at 17-21 Bridge Street which is currently in shell form and requiring redevelopment/refurbishment (subject to any necessary consents).

At 23 Bridge Street ground floor there is a ground floor retail unit currently utilised for selling vape items. Above accessed via Castle Yard to the rear there are 7 self contained flats – 3 x 1 beds and 4 x 2 beds. In addition, there is space above 23 Bridge Street to convert to a 1 bed flat (Subject to any necessary consents).

## TENURE

The property is held freehold under title no GM628138.

## EPC

Copies of the EPCs are available on request.

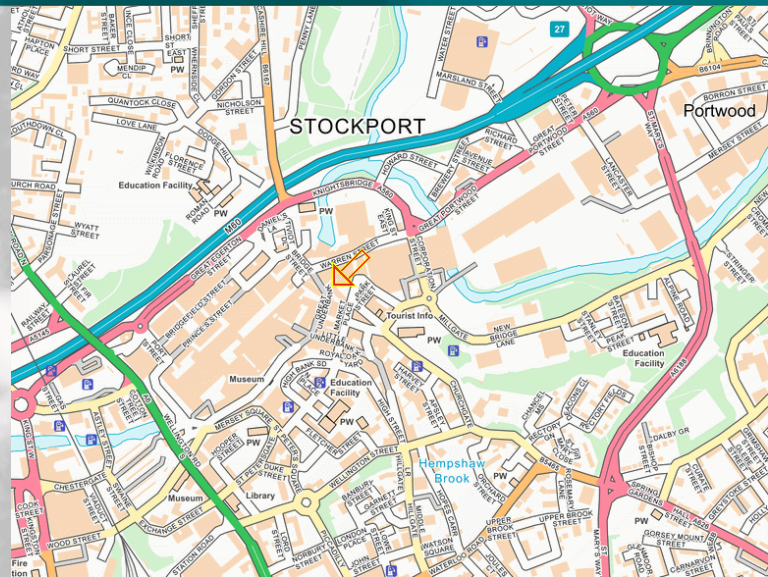
## VAT

All figures quoted are exclusive of but may be liable to VAT.

## GUIDE PRICE/AUCTION

The property is available under auction terms with a guide of £675,000. The auction will be online via Pugh Auctions on 27th/28th January 2026. Legal packs can be downloaded via the following link:

[TBC](#)



## VIEWING

By appointment with the joint agents:

**WT Gunson**  
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**Edward Feather**  
[Edward.Feather@pugh-auctions.com](mailto:Edward.Feather@pugh-auctions.com)

**TEL: 0345 505 1200**

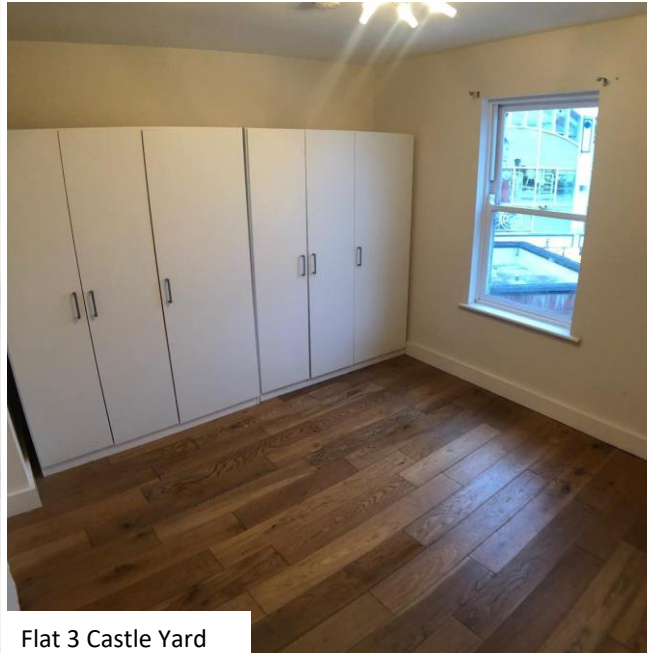
Brochure produced December 2025

**TENANCY/ACCOMMODATION SCHEDULE**

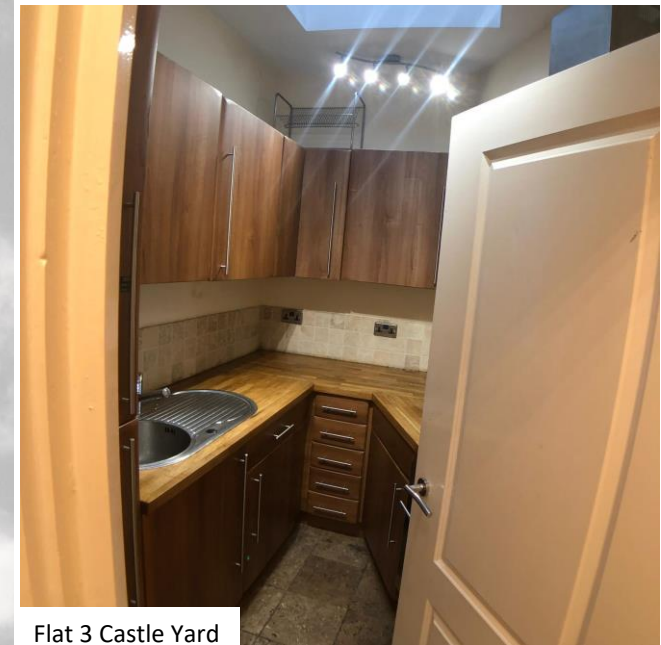
Property	Description	Occupation Status	Size (sqm)	Size (sqft)	Rent passing PCM	Rent passing PA	ERV PCM	ERV PA	Expiry Date	Comments
<b>17-21 Bridge Street</b>	GF retail	Vacant (Shell Unit)	151	1,621	£0	£0	N/a	£16,000	N/a	Currently in shell form. Potential for £16kpa upon redevelopment/refurbishment.
Flat 5 Castle Yard	1 bed	Vacant	42	452	£0	£0	£800	£9,600	N/a	
Flat 7 Castle Yard	2 bed	Vacant	58	624	£0	£0	£1,000	£12,000	N/a	
Flat 9 Castle Yard	2 bed	Vacant	48	517	£0	£0	£850	£10,200	N/a	Light refurb required. ERV based on refurb.
Flat 11 Castle Yard	1 bed	Occupied	39	420	£750	£9,000	£750	£9,000	06/06/2024	
Flat 13 Castle Yard	2 bed	Occupied	53	570	£925	£11,100	£950	£11,400	06/08/2026	
Flat 15 Castle Yard	2 bed	Occupied	49	527	£850	£10,200	£875	£10,500	08/03/2026	
<b>23 Bridge Street</b>	GF retail	Occupied	51	550	£433	£5,200	£500	£6,000	30/11/2027	Retail use - sale of vape items
Flat 1 Castle Yard	Storage	Vacant (used as storage)	44	475	£0	£0	N/a	£9,600	N/a	Currently storage space. Potential to convert to 1 bed subject to any necessary consents with an ERV of say £800pcm (£9,600pa) following refurb/redevelopment.
Flat 3 Castle Yard	1 bed	Occupied	64	689	£900	£10,800	£950	£11,400	03/07/2026	
<b>Total</b>			<b>599</b>	<b>6,445</b>		<b>£46,300</b>		<b>£105,700</b>		



Flat 3 Castle Yard



Flat 3 Castle Yard



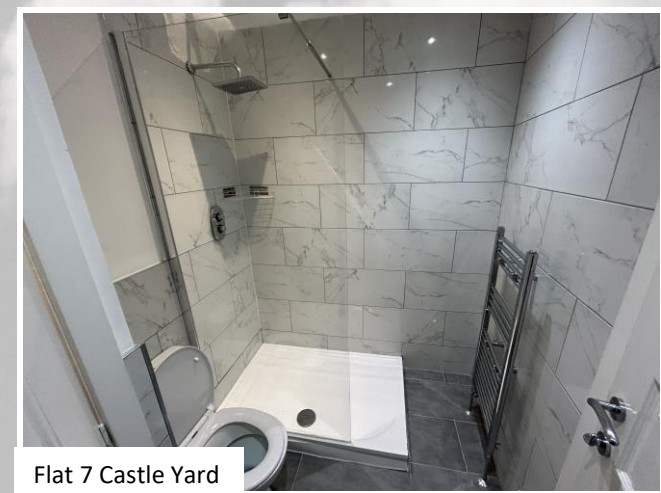
Flat 3 Castle Yard



Flat 7 Castle Yard



Flat 7 Castle Yard



Flat 7 Castle Yard



Flat 9 Castle Yard



Flat 9 Castle Yard



Flat 9 Castle Yard



GF Retail 17-21 Bridge Street shell unit



External Castle Yard



External Bridge Street