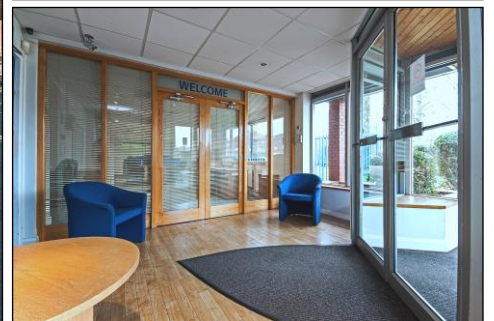


## The Corner House 39 Carrington Field Street Stockport SK1 3JN

## For Sale or To Let

£595,000 subject to contract  
£57,500 per annum, exclusive



### 546 sq.m (5,878 sq.ft)

Detached office and part warehouse/light industrial property, set in attractive landscaped grounds with 12/14 car parking spaces

- Part air-conditioned
- Gas fired central heating installation
- Coated aluminium framed double glazed window units
- Good natural light to the offices
- Attractive landscaped grounds
- Car parking for 12/14 cars
- M60 motorway within 5 minutes' drive
- Stockport town centre within 5 minutes' drive
- Manchester International Airport within 25 minutes' drive

## Location

The property is located on the corner of Carrington Field Street and Harrop Street, just south of Stockport town centre and within 5 minutes' drive of the M60 motorway. Stockport itself has benefited from major recent investment including improvements to the road network and substantial developments schemes in the town centre including Stockport Exchange by the station and Redrock leisure and retail scheme. Occupiers in the town now include Holiday Inn Express, Travelodge, Debenhams, Zizzi, Pizza Express, The Light Cinema, Tesco Extra and many others. Stockport benefits from a mainline rail link and motorway connection (M60). (SatNav: SK1 3JN)

## Description

A detached, part two storey and part single storey, office and part light industrial/warehouse property with brickwork elevations and a profile metal sheet roof covering. The property benefits from good natural light to the offices, coated aluminium framed double glazed window units, suspended ceilings with integral lighting, skirting trunking and generous on-site car parking.



## Ground Floor – 329.4 sq.m (3,546 sq.ft)

Including an office area of 159 sq.m (1,712 sq.ft) net internal area, partitioned to provide an attractive reception area, general office areas, private office, kitchen area with sink unit and fitted wall and base units and lobby area.

Lab/storage/dispatch area of 170.4 sq.m (1,834 sq.ft) net internal area, with suspended ceiling and offering potential to provide more offices.

In addition there are ladies and gents toilet facilities and a broad stairway to the first floor.



## First Floor – 216.6 sqm (2,332 sq.ft)

216.6 sq.m (2,332 sq.ft) net internal area, partitioned to provide a range of general and private office areas, some with suspended ceilings and integral lighting and one general office area with a full height ceiling into the roof void.



## Car Parking

The property is situated within an enclosed site, with perimeter fencing/walling and landscaping, providing car parking for 12/14 cars and also providing a gated loading area, with a canopy over the loading door.

## Security

The property has perimeter fencing, security bars to the windows and a security alarm system.

## Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation and air-conditioning units to a number of the offices.

## Energy Performance

Energy Performance Asset Rating C - 64. EPC available on request.

## Rateable Assessment

Rateable Value: £46,750

Business Rates Payable 2019/20: £22,954.25

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.



### Tenure

Leasehold. The property is held on a Stockport MBC ground lease, for a term of 125 years commencing 29<sup>th</sup> September 1984 with rent reviews at 5 yearly intervals and a passing ground rent of £7,100 per annum exclusive.

### Purchase Price

£595,000 subject to contract.

### Note

Consideration will also be given to offering the property to let on a 15 year full repairing and insuring lease, subject to rent reviews at 3 yearly intervals and a rent of £57,500 per annum exclusive. In the event of a letting the incoming tenant will be responsible for the Lessor's reasonable legal costs incurred in the transaction.



### Viewings/Further Information

Sales & lettings: 0161 480 3880 Fairhurst Buckley, 7 Acorn Business Park, Heaton Lane, Stockport, SK1 1AS  
Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

### Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.



### Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

### Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Drone Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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**(PA31650FF-29/01/20-No.4)**

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