



Edgeley Park

HARDCASTLE ROAD
STOCKPORT
SK3 9DD

**FOOTBALL STADIUM
FOR SALE
5.75 ACRES (2.3 HA)**

- Stockport County Football Club in occupation
- Tenant Unaffected
- Lease expiry June 2020



 **wtgunson**
commercial property consultants





Edgeley Park



Location

The property is situated on the southern side of Hardcastle Street in the Edgeley district of Stockport. Edgeley is a residential suburb positioned on the periphery of Stockport town centre which is less than $\frac{3}{4}$ of a mile north east.

Stockport Town Centre offers a good range of shops within Merseyway Shopping Centre with a mix of national and local retailers together a variety of cafes, bars and restaurants. Nearby supermarkets include Aldi, Sainsburys, Asda and Tesco Extra all within close proximity to Stockport town centre.

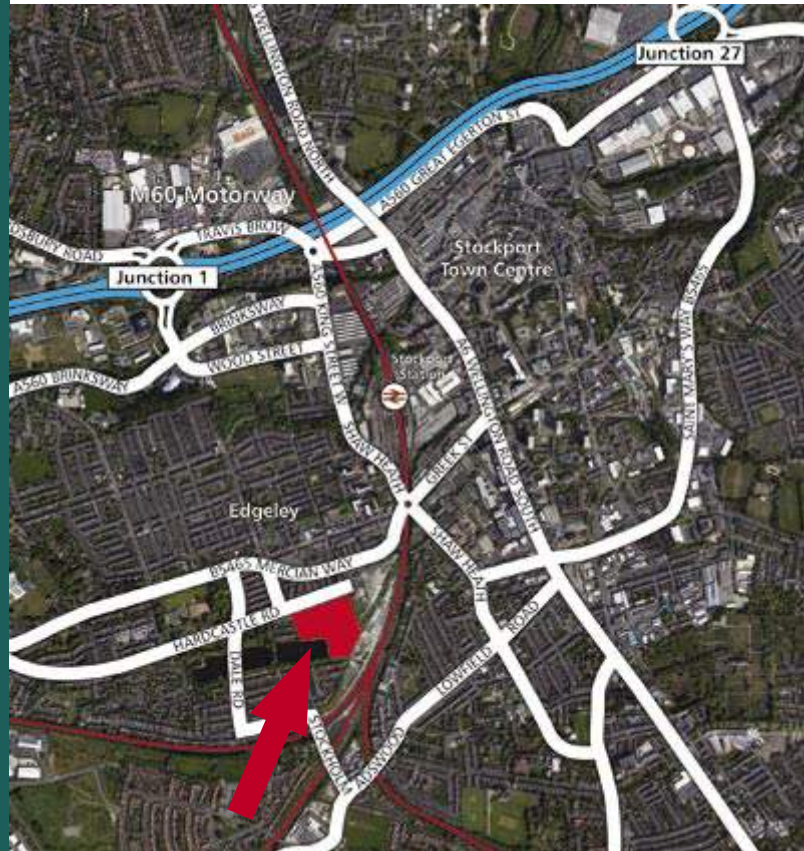
There are excellent transport/road links in the vicinity with Junction 1 of the M60 motorway less than 1 mile to the North which also provides access to the wider motorway network. Stockport Railway station is less than $\frac{1}{2}$ a mile north east. Manchester Airport is approximately 8 miles south west.

Stockport lies approximately 7 miles south of Manchester city centre and 20 miles east of Warrington forming part of the Greater Manchester area. As of the 2011 census Stockport had an overall population of 283,275. The wider North West region has a population of just over 7 million.



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Method of Sale

The property is offered for sale as a whole. Expressions of interest are invited.

Tenure

We are advised that the property is held freehold.

VAT

To be confirmed.

Viewing

Strictly by appointment with the sole agent, WTGunson
0161 833 9797.

Mark Grayshon

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