

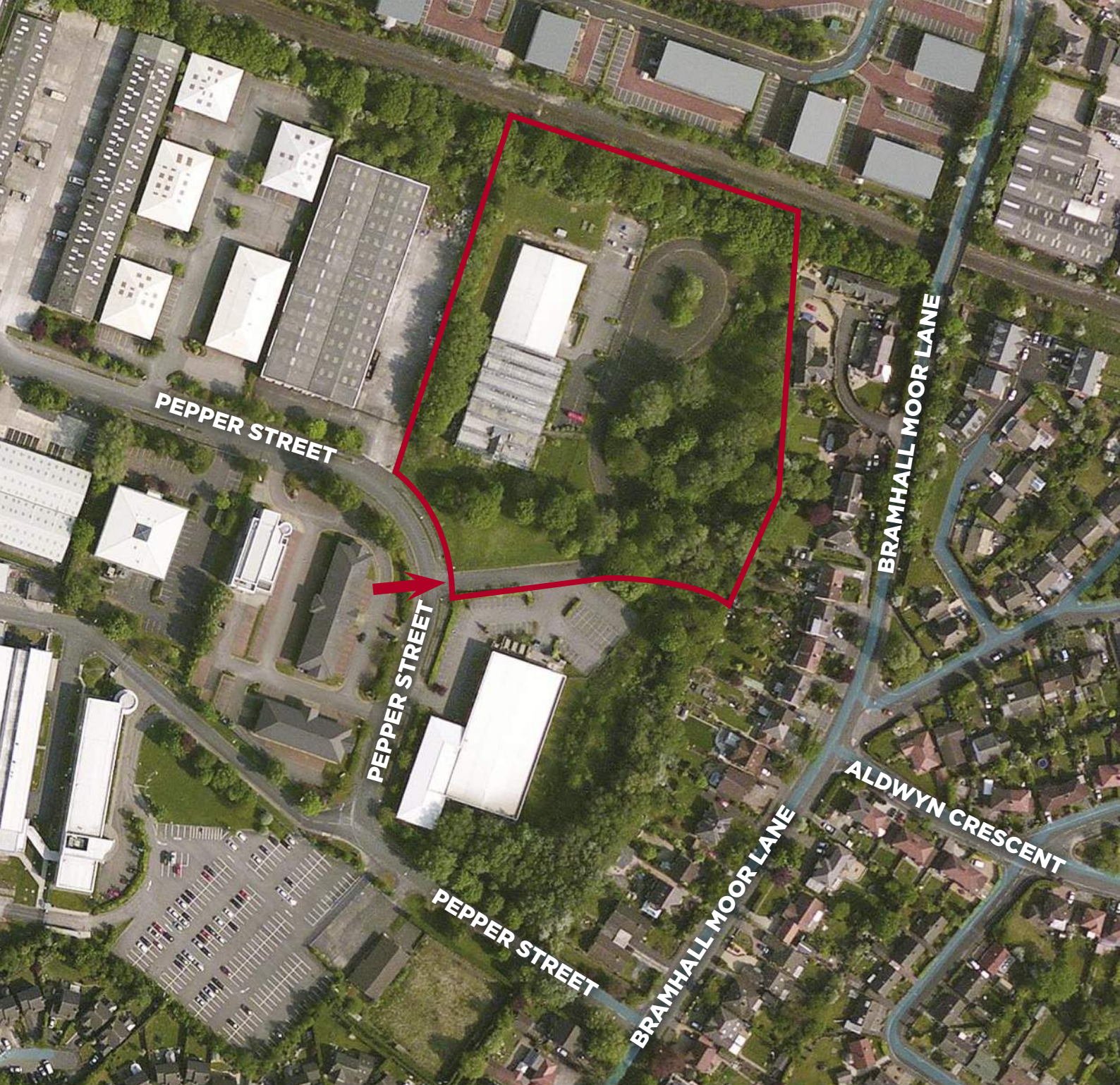
FOR SALE

LAND &
BUILDINGS
1 PEPPER ROAD
HAZEL GROVE
STOCKPORT
SK7 5DP

**BUSINESS
CENTRE/
PLAY CENTRE**
3,197.44M²
(34,417 SQ FT)
ON APPROX
4.6 ACRE SITE



- Income producing business centre
- Includes café and roller skating rink
- Possible sale and leaseback arrangement on play centre
- Situated on the popular bramhall moor industrial park
- Potential for redevelopment subject to planning



Description

The property essentially comprises a former warehouse and office premises which in recent years has been converted to provide a mix of different uses including a business centre (serviced offices), café, roller skating rink and soft play centre.

The business centre, café and roller skating rink form part of the double storey brick built property which is beneath a multi pitched roof. The play centre is within a steel portal frame warehouse beneath a pitched steel sheet roof. The warehouse has a 7meter eaves with 8meters to the apex.

Externally there is a tarmac car park area to the front of the property which is fenced off and secure. In addition, there is further car parking and additional woodland (which we understand is part protected by a tree preservation order - TPO) which form part of the overall site which is approximately 4.6 acres.

Please note all plans on this brochure are for identification purposes only, exact boundaries TBC.



Accommodation

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

Pepper House		
Ground Floor Café	120.76m ²	
Roller Skating Rink	427.85m ²	
Business Centre Offices/Reception/Ancillary	697.37m ²	
Ground Floor Total	1,245.98m²	
First Floor Business Centre Offices	644.26m ²	
Total	1,890.24m²	(20,346 sq ft)

Warehouse (Play Centre)		
Ground Floor	988.12m ²	
Mezzanine	85.71m ²	
First Floor Party Room/Offices	233.37m ²	
Total	1,307.20m²	(14,071 sq ft)

Overall Total	3,197.44m²	(34,417 sq ft)
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Location

The site is located on the north eastern side of Pepper Road on Bramhall Moor Industrial Park, Hazel Grove, Stockport. London Road (A6) is half a mile north east and provides easy access into Stockport Town Centre and to Junction 1 of the M60 motorway approximately 3 miles north west. Manchester City Centre is 15 miles to the north whilst Manchester Airport is 7 miles to the west.



Income/Potential Leaseback

The serviced offices within the business centre are currently part let and income producing. A tenancy schedule is available on request. The café and roller skating rink businesses are currently operated by the existing owner.

There is the potential option of a sale and leaseback on the modern warehouse to the existing play centre business on a 10 year lease with a 5 year break at £50,000 per annum on fully repairing and insuring terms.

Alternatively, offers subject to vacant possession will also be considered.

Purchase Price

Offers in the region of £2.5million.

Tenure

Freehold held on three separate titles. Title numbers as follows:

GM126949
GM712464
MAN243173

Title registers and title plans available on request.

EPC

Copies of the EPCs are available on request.

Viewing

By appointment with the sole agents W T Gunson for the attention of:

Neale Sayle
 neale.sayle@wtgunson.co.uk

Mark Grayshon
 mark.grayshon@wtgunson.co.uk

Jack McCabe
 jack.mccabe@wtgunson.co.uk

Tel: 0161 833 9797



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