

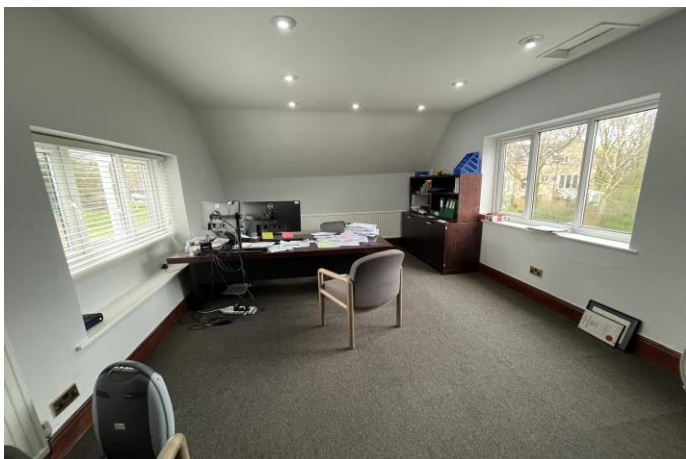
# FOR SALE/ TO LET



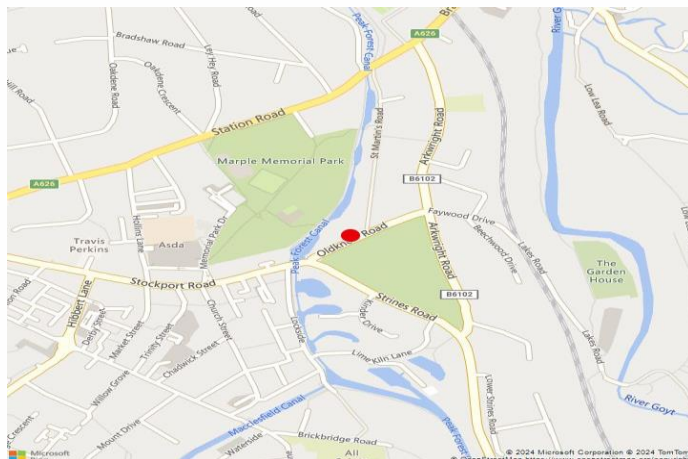
2-6 Oldknow Road, Marple, Stockport, Cheshire, SK6 7BX

**Attractive Commercial Premises**  
2,990.7 Sq Ft (277.84 Sq M)

- Self Contained Property
- Picturesque Setting
- Suitable For a Variety of Uses
- May Suit Conversion to Residential







## Location

The property is located fronting Oldknow Road, between St Martins Road and Strines Road/Stockport Road in Marple.

The property is well positioned in a prime location close to the heart of Marple town centre on Stockport Road (A626).

Neighbouring occupiers include a popular range of independent bars, cafés, artisan shops and salons, as well as ASDA Supermarket, Iceland Foods, Greggs, Bridgfords and Barclays, all within walking distance.

With the property being situated on a main route, public transport presents a choice of trains; Rose Hill Marple or Marple mainline Rail Station, along with a network of local bus services.

Stockport Town Centre is within a convenient four mile commute. Close by is also Brabyns Park and the Peak District National Park lies approximately three miles to the east.

## Description

The property comprises an office building of traditional brick construction arranged over lower ground, ground and first floors within a picturesque setting backing on to the canal and Marple Locks.

The property comprises three adjoining terraced units that have been knocked through to provide a mixture of open plan and cellular office space with ancillary accommodation.

## Services

All mains utilities are connected with Gas central heating.

## Asking Rental

Consideration will be given for a new long term rental on terms to be agreed.

## Purchase Price

£425,000.

## VAT

If VAT is applicable, it will be at the prevailing rate.

## Business Rates

Rateable Value - £19,250.

## EPC

Available upon request.

## Tenure

The property is held Freehold under Title No. GM88978 for 2-4 Oldknow and GM51193 for 6 Oldknow.



Accommodation				
FLOOR	NO. 2 Sq.m/Sq.Ft.	NO. 4 Sq.m/Sq.Ft.	NO. 6 Sq.m/Sq.Ft.	TOTAL
Ground Floor	18.25 / 196.4	32.25 / 347	45.8 / 493	96.3 / 1,036.4
First Floor	18.25 / 196.4	32.25 / 347	45.8 / 493	96.3 / 1,036.4
Basement/LGF	15.95 / 171.7	28.4 / 305.7	40.9 / 440.5	85.25 / 917.9
<b>TOTAL</b>	<b>52.45 / 564.5</b>	<b>92.9 / 1,000</b>	<b>132.5 / 1,426.2</b>	<b>277.85 / 2,990.7</b>

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

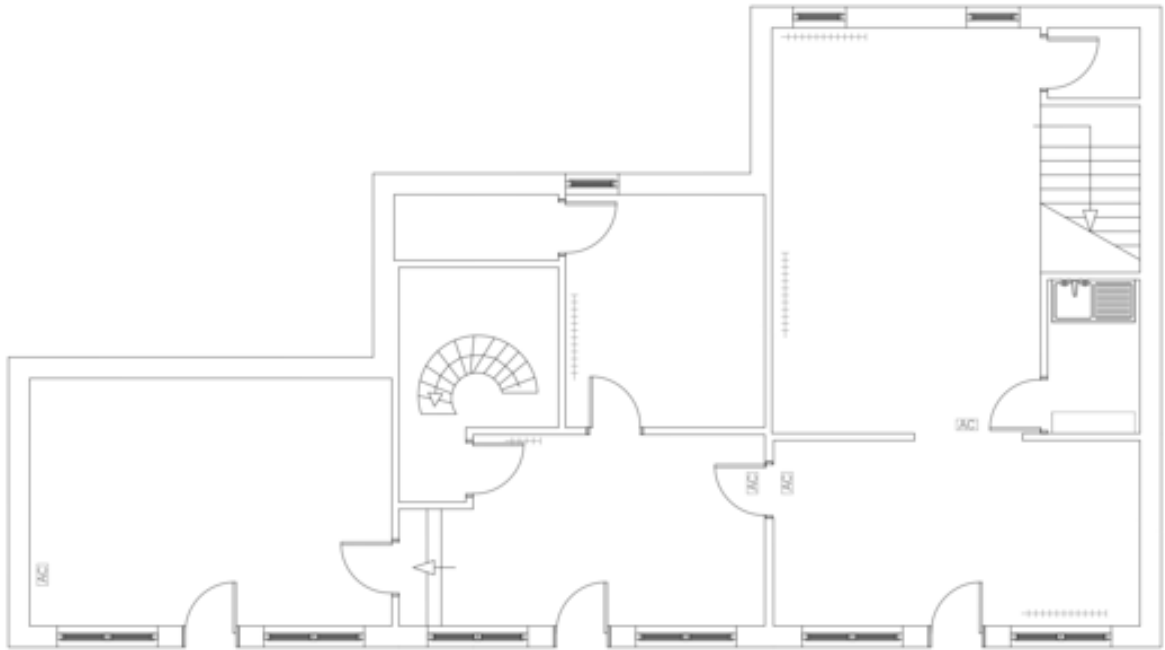
**Dan Rodgers**

T: 07891172418

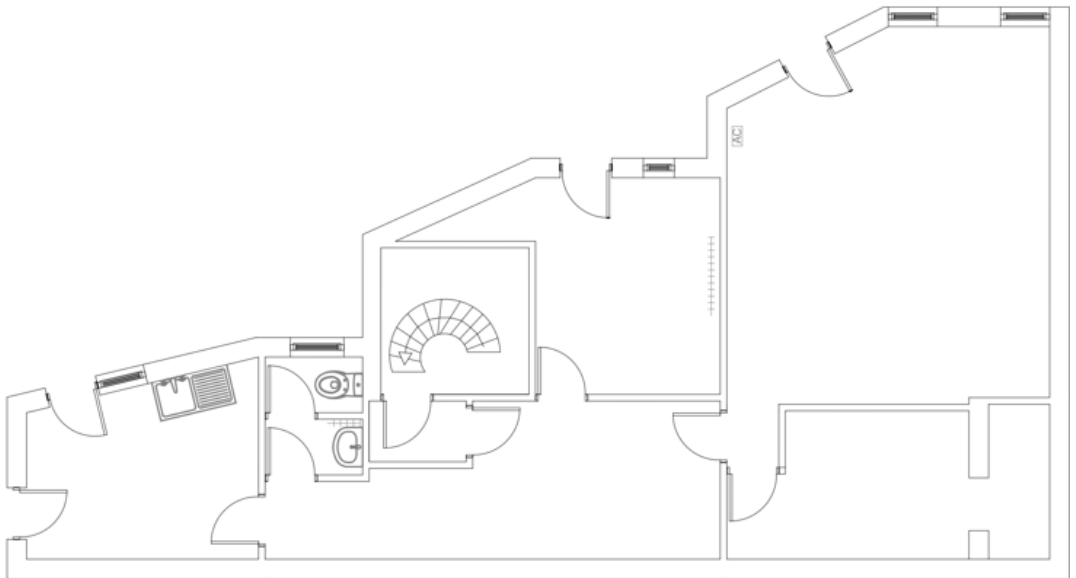
E: danrodgers@roger-hannah.co.uk

**Date of Preparation**

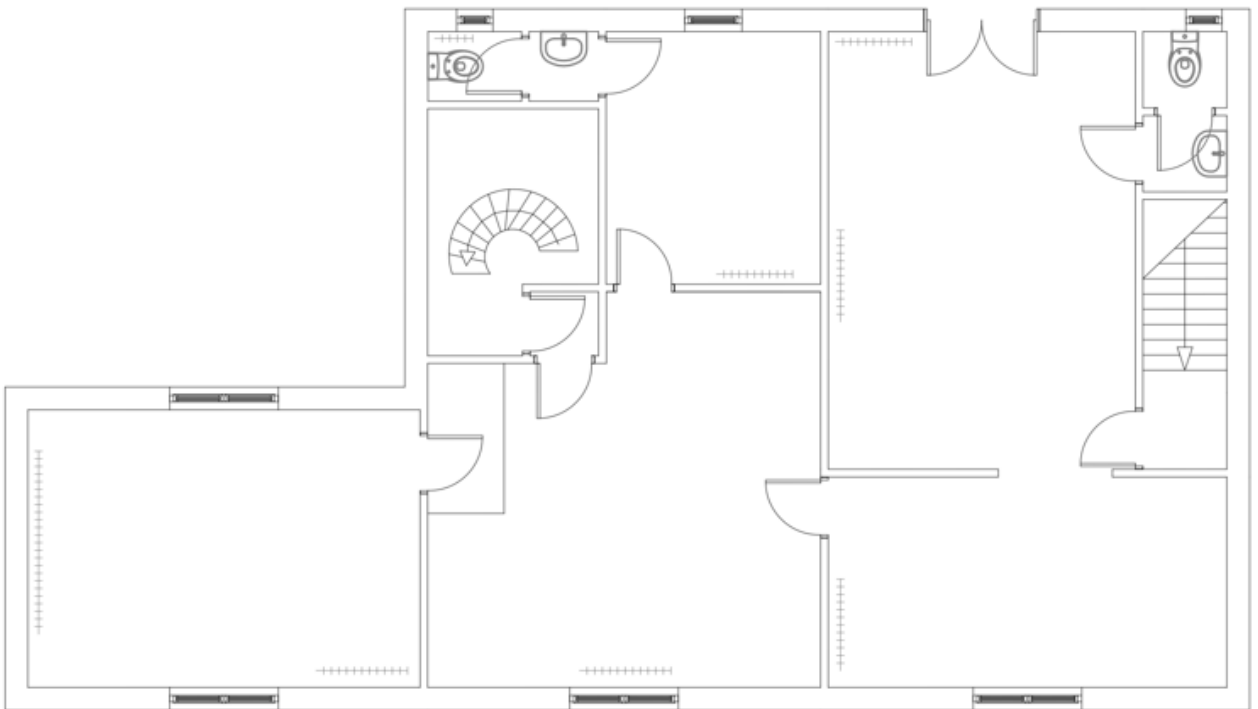
26<sup>th</sup> April, 2024



**Ground Floor Plan**



**Lower Ground Floor Plan**



**First Floor Plan**