Gifford Dixon

Commercial Property

Investment, Retail For Sale

Offers in the region of £320,000

1,304 sq ft

17 & 17a School Lane, Stockport, SK4 5DE

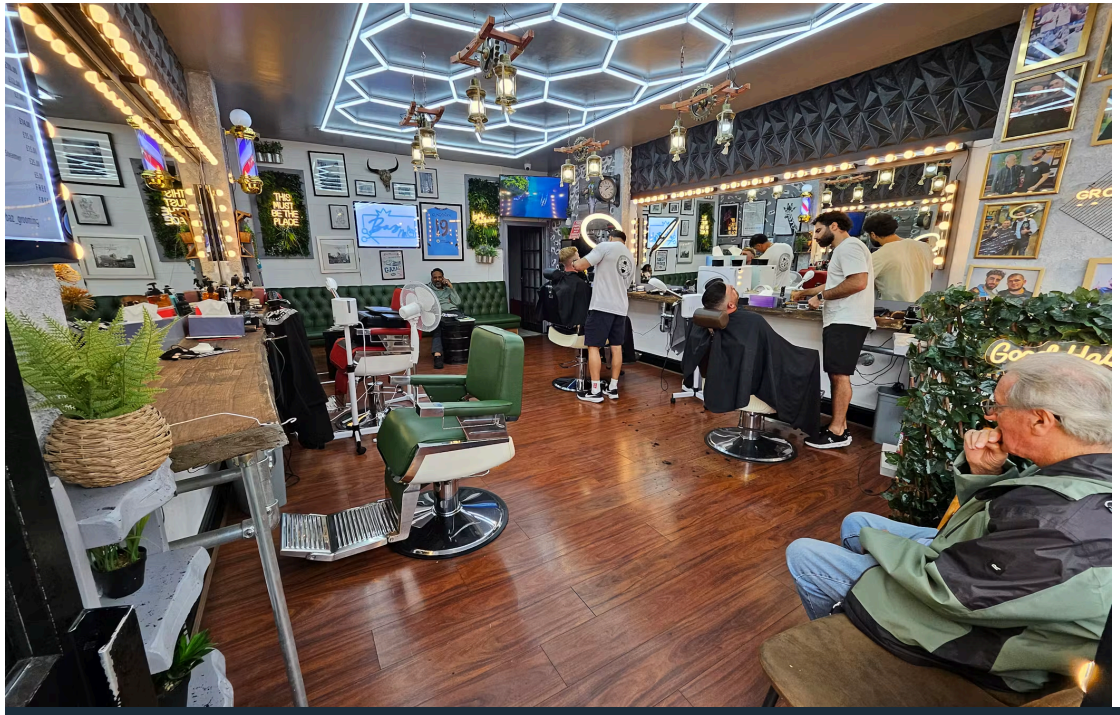
Part income producing mixed use investment property

- Popular Heaton Chapel Location
- Barbers shop let at £9,000pa
- Vacant annexe 3 bed flat to rear
- Combined ERV of £26,000pa
- Scope for rental uplift on shop
- Recently refurbished flat ready for occupation

0161 667 1317
gifforddixon.co.uk







Description

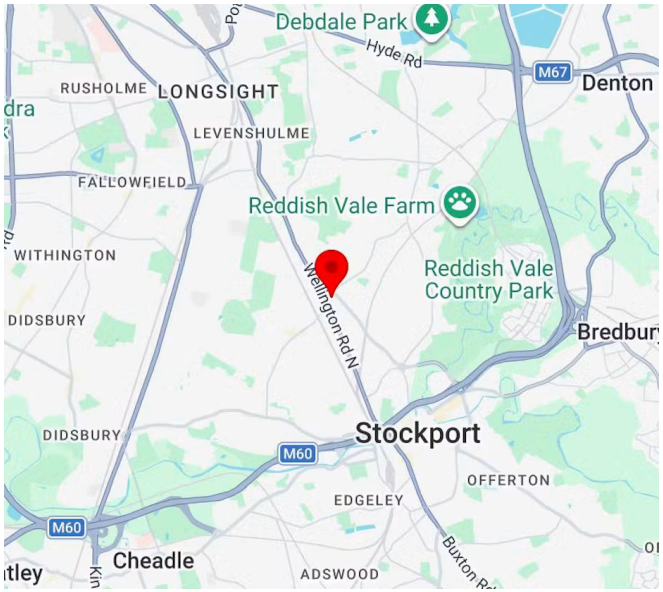
The property comprises a ground floor retail unit fronting School Lane, let to an independent barber, together with a self-contained three bedroom house attached to the rear, accessed via the back street. The house is currently vacant, having recently been refurbished, while the upper floors to the front above the shop do not form part of this sale.

Internally the shop provides a barbers shop to the front, with kitchen/staff room and shower room beyond. The annexed house to the rear consists of a recently refurbished 3 bedroom property with lounge, kitchen diner, shower room and additional W/C. There is also a private rear courtyard with the residential property which leads to the back street entrance for vehicles and pedestrians.

Location

The property is located on School Lane in a mixed residential and commercial area with convenient transport links and local amenities.

The property benefits from close proximity to the A6 (Wellington Road North), a core arterial route in Greater Manchester that directly links Stockport to Manchester City Centre. Additionally, the location provides quick, straightforward access to the M60 motorway ring road, which links you to the wider national motorway network and Manchester Airport. Additionally Heaton Chapel Train Station is located around a 4 minute walk from the premises and the Bee Network runs extensive and frequent bus routes along the A6 connecting the 'Heatons', Stockport and Manchester.



Summary

- Price: Offers in the region of £320,000
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (57)

Further information

- View details on our website
- View Microsite

Contact & Viewings

Steven Gifford-Dixon
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Accommodation

Floor/Unit	Description	Building Type	sq ft	Availability
Ground	Shop premises	Retail	497	Let
Ground	Rear flat	Residential	427	Available
1st	Rear flat	Residential	380	Available
Total			**1,304**	

Sale Price

Offers in the region of £320,000 are invited for the shop and annexed 3 bedroom house.

A new leasehold (150 years) is to be created out of the current Freehold title for the whole building upon purchase, at a peppercorn rent.

Business Rates/Council Tax

17 School Lane Shop - Rateable Value of £6,200 (01/04/26 listing)
100% Small Business Rate Relief is available for qualifying tenants

17a School Lane - Council Tax Band B

VAT

We understand that VAT is not applicable to this sale

Legal Fees

Each party will be responsible for their own legal costs in connection with this sale.

AML Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Gifford Dixon
Commercial Property

Gifford Dixon Commercial Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that:1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Gifford Dixon Commercial Property has any authority to make or give any representation or warranty whatever in relation to this property. 4. All rentals and prices are quoted exclusive of VAT











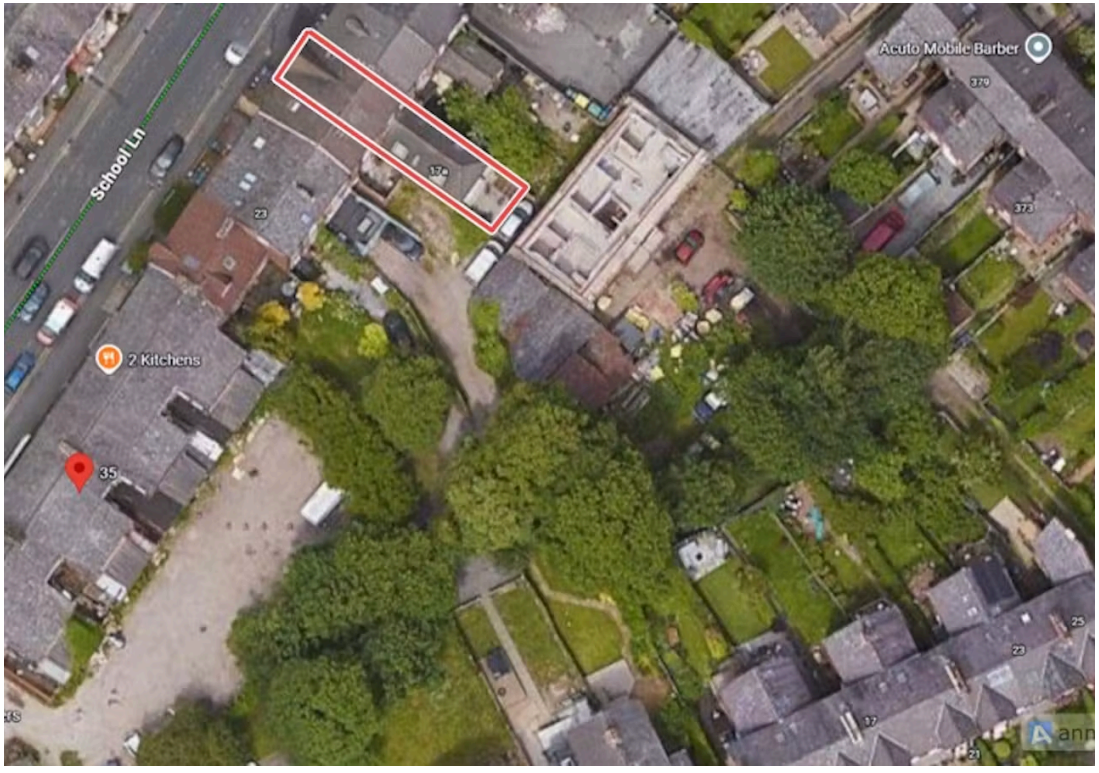





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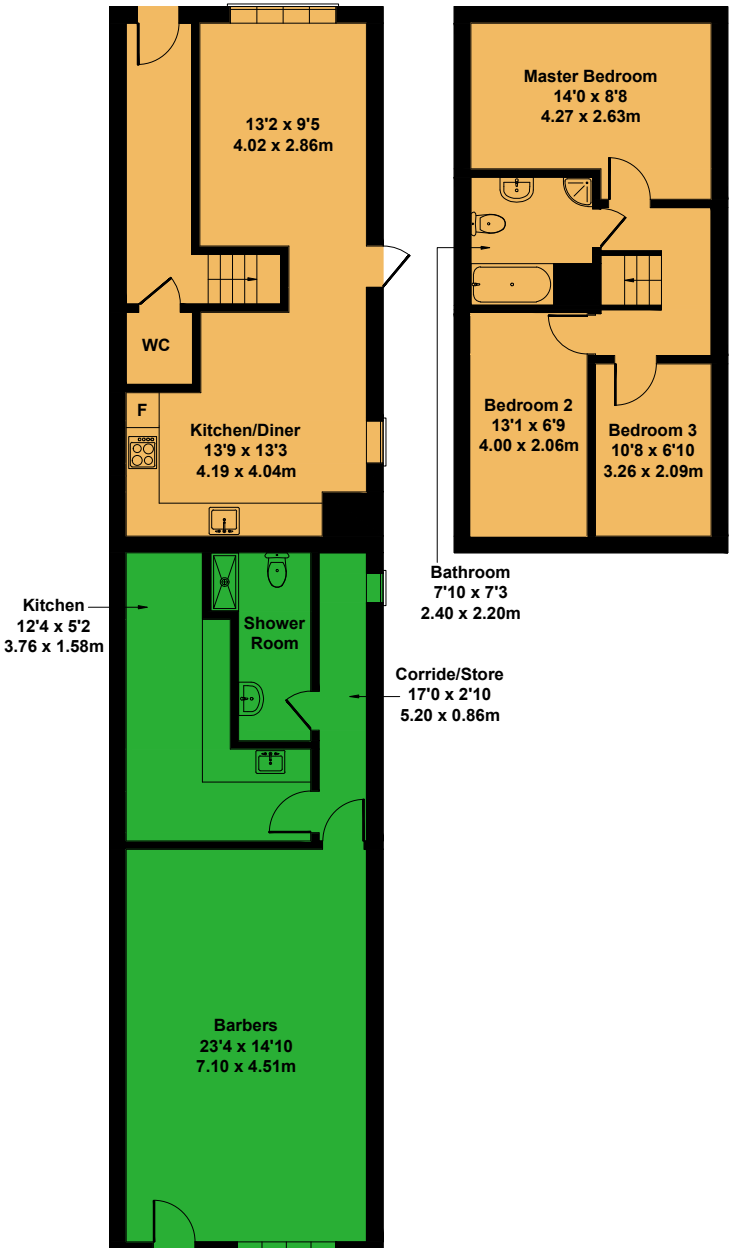





Acuto Mobile Barber
School Ln
2 Kitchens
35

17,17a School Lane, Heaton Chapel

Approximate Gross Internal Area
1464 sq ft - 136 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
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