

26 STOCKPORT ROAD, CHEADLE, SK8 2AA

THE STATION



FOR SALE

Period Commercial Building in
the Heart of Cheadle.

SUMMARY

- ◇ RARE OPPORTUNITY TO ACQUIRE A 2,310 SQ FT SELF-CONTAINED COMMERCIAL BUILDING WITHIN CHEADLE
- ◇ PREVIOUSLY LET AS OFFICES, THIS BUILDING WILL BE SOLD WITH VACANT POSSESSION
- ◇ THIS UNIQUE DETACHED BUILDING IS SUITABLE FOR A VARIETY OF USES



DESCRIPTION

The property comprises the former Cheadle Police Station which is constructed in mainly brick elevations with a pitched slate roof, and provides a single storey rendered extension with a flat asphalt roof to the rear.

The building has been tastefully and carefully refurbished over recent years to provide high quality office accommodation over ground and first floors. The specification provides new UPVC windows, perimeter trunking, LED lighting, suspended ceilings with recessed lighting, electric roller-shutters to ground floor doors & windows, fitted quality carpets throughout and a mix of open plan office to the rear.

Externally, there is a car park to the rear which provides ten spaces (block parked) on a tarmacked surface with electric sliding steel gates and palisade type fencing to Oak Street.



SPECIFICATION

Internally, the property has been refurbished to provide stylish office accommodation throughout. There are wood effect laminate and carpeted floors, LED light fittings, plastered and decorated walls and ceilings. The property has gas fired central heating and air conditioning cassettes in part.

The ground floor area is predominantly open plan, with a reception area and meeting room. There are internal stairs leading to the mezzanine level office space and to the lower ground floor which provides more cellular office accommodation and staff facilities.



AVAILABILITY

The net internal floor areas of the building are as follows:

- Ground Floor – 1,725 sq ft
- First Floor – 585 sq ft

2,310 sq ft

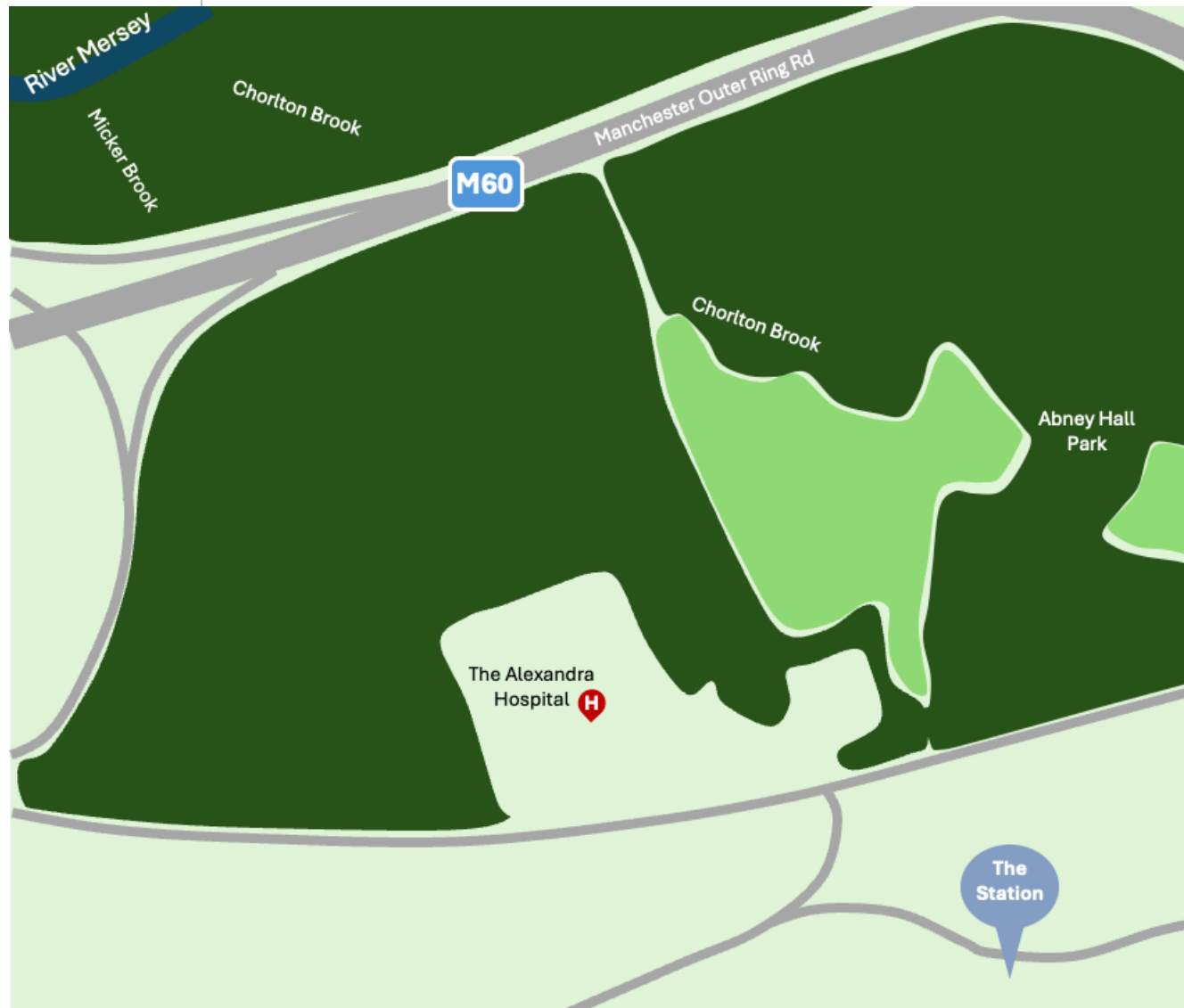


LOCATION

Occupying a prominent corner position on Stockport Road, the property sits within easy walking distance of Cheadle village centre, an established and affluent local hub known for its mix of independent retailers, cafés, restaurants and everyday amenities, drawing a strong and consistent footfall from the surrounding residential catchment.

Cheadle itself is one of the most sought-after suburbs on the Cheshire/South Manchester border, offering excellent connectivity via the A34 and nearby M60 motorway (Junction 3), putting Manchester city centre, Stockport and Manchester Airport all within easy reach.

The wider area benefits from strong public transport links, with regular bus services and nearby rail connections at Cheadle Hulme and East Didsbury, making it a highly accessible location for staff, customers and visitors alike. With a well-established residential and business community close by — including the major employment hub of Cheadle Royal Business Park — this is a location that combines strong local demand with outstanding connectivity, making it an ideal setting for a wide range of commercial uses.





PRICE

Offers in excess of £550,000.

TENURE

Freehold. Title Number: MAN26497.

AML

In accordance with Anti-Money Laundering Regulations, checks will be carried out on the purchaser using a third-party .company.

BUSINESS RATES

The Rateable Value for the premises is £30,000.

VAT

The purchase price will be subject to VAT.

EPC RATING

C74.

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