



- **Basement space offered with planning permission to convert into a 2 bedroomed apartment.**

Description A basement space comprising of three rooms with the benefit of planning permission to convert into a 2 bedroomed apartment. There are six other apartments in the development which have been finished to a high standard and sold off under leasehold interests. Once converted and fully refurbished the potential rental income would be approximately £7,200 per annum.



Not to scale. For identification purposes only

Situated On Shaw Heath at its junction with Bengal Street and opposite Station Road. The property is very close to Stockport train station and close by to town centre amenities, Mersey Way shopping centre, supermarkets, shops, bars and restaurant. The M60 motorway and other major transport links are nearby.

Basement

Kitchen/Living Room, Bathroom, Hallway, 2 Bedrooms, Outdoor Space.

Tenure Leasehold for 125 years from 2012 with a ground rent of £50 per annum. The service charge is approximately £600 per annum.

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