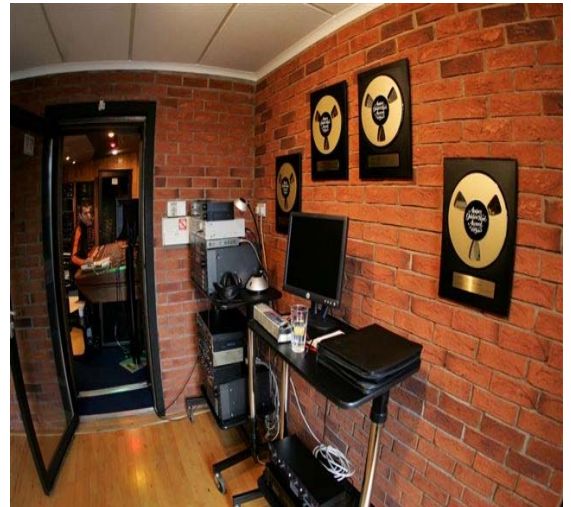




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# FOR SALE

## FORMER MUSIC STUDIO SUITABLE FOR CONVERSION TO SELF-CONTAINED OFFICE/RETAIL USE



**1,290 sq ft**

**11 Church Road, Cheadle Hulme, Stockport, Cheshire**

346 Deansgate  
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**LOCATION**

Revolution Recording Studios are situated on Church Road (B5095) which is within close proximity of Ack Lane West (A5149) and Handforth bypass (A34) in the centre of Cheadle Hulme. The property is therefore easily accessible and within 6 miles of the M60 orbital ring road.

The studio located in a mixed use area, being close to local shops, opposite Cheadle Hulme High School and in a popular residential area. There is a large public car park opposite the subject property.

**DESCRIPTION**

The property comprises a detached brick built building, which has been adapted and converted for their present use as a fully equipped recording studio. The property is arranged on ground and first floor levels and is an attractive traditional red brick building set beneath a slate covered roof.

**(Please refer to revolutionstudios.co.uk)**

**ACCOMODATION**

The front entrance porch has concrete tiled floor with plastered and painted walls and ceiling. This provides access to the entrance hall and corridor to the main playing areas, and kitchen. The kitchen has tiled concrete floor and plastered and painted walls, double glazed timber windows and roof.

Access to the main studio, with the suspended timber floor, sound proofed walls and ceiling and is part timber clad. There are two sound booths which are glazed with aluminium framed sliding doors. A further front studio (has been used as drum booth and second control room).

Stairs to the first floor storage area. Reception with suspended timber floor and sound proofed walls. Main control room and rear overdub booth.

**ACCOMODATION**

Ground Floor	730 sq ft
First Floor	560 sq ft
Total	1,290 sq ft

**PRICE**

Offers over £150,000

**RATES**

**Business Rates**

The studios are entered in the draft valuation at April 2010 at a rateable value of £11,750.

Business Rates Payable - £4,780 p.a.

**STUDIO WEBSITE**

[www.revolutionstudios.co.uk](http://www.revolutionstudios.co.uk)

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

**VAT**

All prices are exclusive of, but may be liable to, VAT

**VIEWINGS**

Strictly by appointment with the sole agents.




**HALLAMS**  
Property Consultants  
**0161 833 4944**  
[www.hallams.com](http://www.hallams.com)

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