



**FOR SALE: RARE OPPORTUNITY TO ACQUIRE A FREEHOLD RECORDING STUDIO (2,743 SQ FT) IN STOCKPORT TOWN CENTRE**

**11-13, Bamford Street  
Stockport  
SK1 3NZ**





### Location:

The property is situated in central Stockport, within an established commercial area immediately south-east of Stockport town centre. The property is located on Bamford Street, close to Middle Hillgate and the A6, providing convenient access to Stockport town centre and the wider Greater Manchester road network.

The property has local bus services nearby and Stockport railway station is approximately 0.3 miles away where there are direct trains to London Euston which take around two hours. Stockport town centre is within walking distance, with the surrounding area comprising of a mix of new commercial and residential developments, making this SK1 postcode one of the most desirable locations in Stockport.

### Description:

11–13 Bamford Street offers a rare chance to own a building steeped in British music history. Once home to the renowned Strawberry Studio 2—later Yellow 2 Studio—this property played host to iconic recordings by The Stone Roses, James, Simply Red, and many more.

The property is laid out over ground and first floor and is a characterful commercial premises retaining architectural elements associated with its studio heritage. It provides a flexible internal layout suitable for a variety of uses such as creative studios, boutique offices, media production spaces, cultural venues or specialist retail and hospitality accommodation.

Set within an area experiencing rapid cultural and commercial growth, the building combines heritage charm with modern potential. Although there is no parking with the property, the owner has contract parking with SMBC for two spaces, they are willing to subsidise this for two years subject to an acceptable offer. This is a saving of just over £8,000 for the new owner.

A truly exceptional property for investors, creators, and heritage-driven brands.

|                |                                                                                                          |             |
|----------------|----------------------------------------------------------------------------------------------------------|-------------|
| Accommodation  | Ground Floor - Reception/WC's/Studio Booths                                                              | 2,040 sq ft |
|                | First Floor - Offices/Kitchen/Storage                                                                    | 703 sq ft   |
|                | Total                                                                                                    | 2,743 sq ft |
| Tenure         | Freehold                                                                                                 |             |
| Sale Price     | £300,000 subject to contract                                                                             |             |
| VAT            | No VAT applicable                                                                                        |             |
| Services       | Mains services are available to the property comprising electric, gas, water and drainage.               |             |
| EPC            | On Request                                                                                               |             |
| Rateable Value | The property has a rateable value of £18,250. Therefore business rates will be approximately £7,900 p.a. |             |

### Contact us

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### IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

**PLEASE NOTE:** Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, reference to condition and necessary permission 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. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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