

TO LET

- ✓ Annual Station Footfall of 225,724 (pre-COVID)
- ✓ Services to Manchester and Stoke-on-Trent
- ✓ Situated on the Macclesfield and Stoke platform
- ✓ New lease available
- ✓ Close to Poynton village
- ✓ Available for a commercial/community use

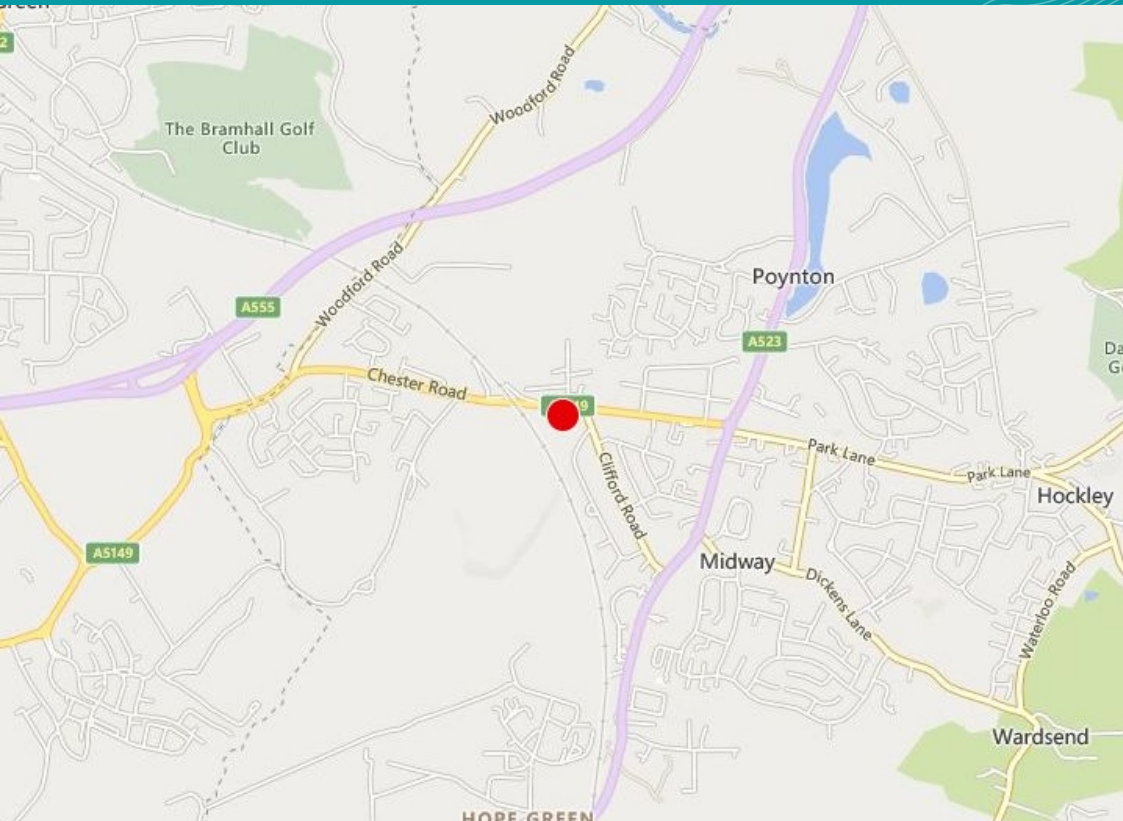


Poynton Railway Station, Chester Road, Stockport SK12 1HB

Commercial / Community Opportunity

462 Sq Ft
(43 Sq M)

Poynton Railway Station, Chester Road, Stockport SK12 1HB



DESCRIPTION

On behalf of Northern, an opportunity is available within two rooms fronting the Macclesfield platform which were originally the Telegraph Office and Station Masters Office. The space can be accessed directly off the platform.

The premises were previously used for storage and Northern are inviting a business proposal for either a similar or community use.

An electricity supply is available within the premises.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Left Hand Unit	216	20
Right Hand Unit	246	23
Total	462	43

EPC

The property has an EPC rating of D-87.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance rent will be the equivalent of 2.5% of the annual rent.

LOCATION

Poynton Station is located in Cheshire and falls within Cheshire East Council's local list of Heritage sites. The station is situated on the Manchester Piccadilly to Stoke-on-Trent with services towards Cheadle Hulme, Stockport, Macclesfield and Congleton.

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent or a straight rental without

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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