
TO LET

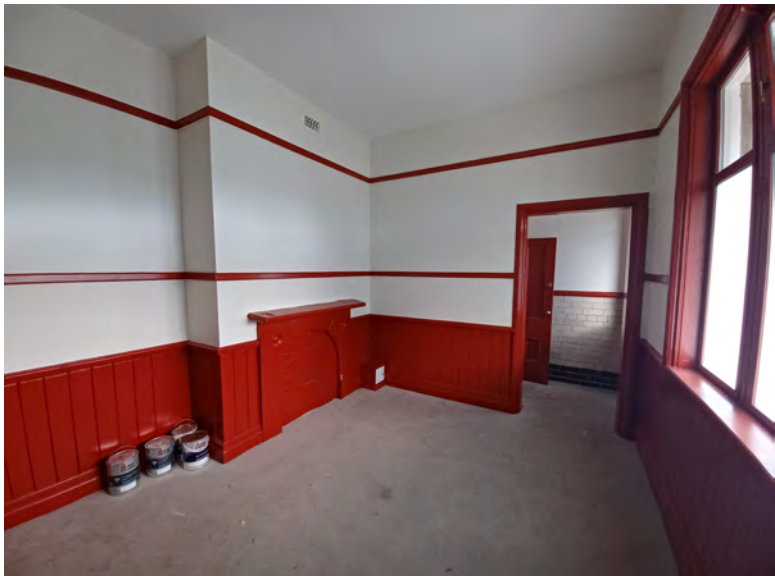


Romiley Station, Compstall Road, Stockport SK6 4BN

Commercial Opportunity

287 Sq Ft
(27 Sq M)

- ✔ Available now
- ✔ Approx 212,000 passenger movements annually
- ✔ Suitable for catering, coffee or other retail uses
- ✔ Prominent position fronting the Manchester platform



DESCRIPTION

On behalf of Northern, an opportunity is available within two rooms fronting the Manchester platform adjacent to the waiting room.

Northern are looking for a party to bring the building back into use and is open to offers. The premises have recently benefitted from significant investment to bring back into lettable condition and are open to flexible terms for the right tenant.

The premises benefit from electricity, water and is connected to mains drainage.

A new lease arrangement will be agreed with the successful tenant who may be invited to undertake a number of station duties including securing the station in an evening which will be recognised in any financial arrangement.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Room 1	193	18
Room 2	93	9
Total	287	27

NEARBY ATTRACTIONS

- FT** Forum Theatre
- PC** Peak Forest Canal
- EC** Etherow Country Park

LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

Average Household Income: £41,700

Typical Occupation: Professional Occupations

Households with no car: 29.4%

Level 4 Qualifications or above: 20.1%

LOCATION

Romiley Station is located in the Metropolitan Borough of Stockport on the Hope Valley Line which links Manchester with Sheffield with services calling at Edale, Hope (Derbyshire), Brinnington and Marple.

The station was built in 1862 by the Manchester, Sheffield and Lincolnshire Railway on its extension to New Mills.

The station is built above street level with the platforms extending over the B6104 road.

The station benefits from an annual footfall of approximately 212,440.

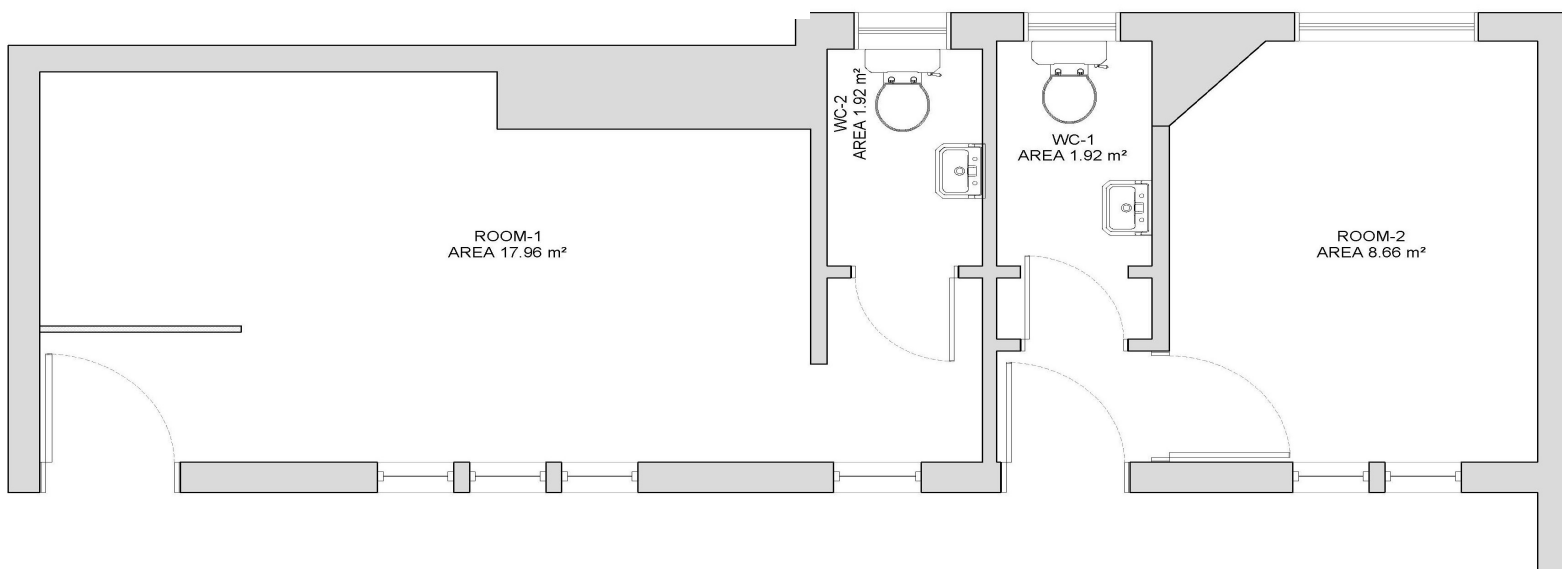
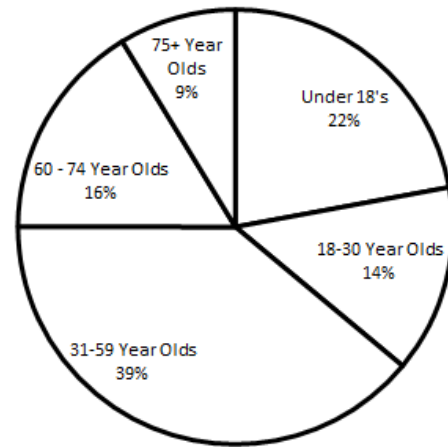
SERVICE CHARGE

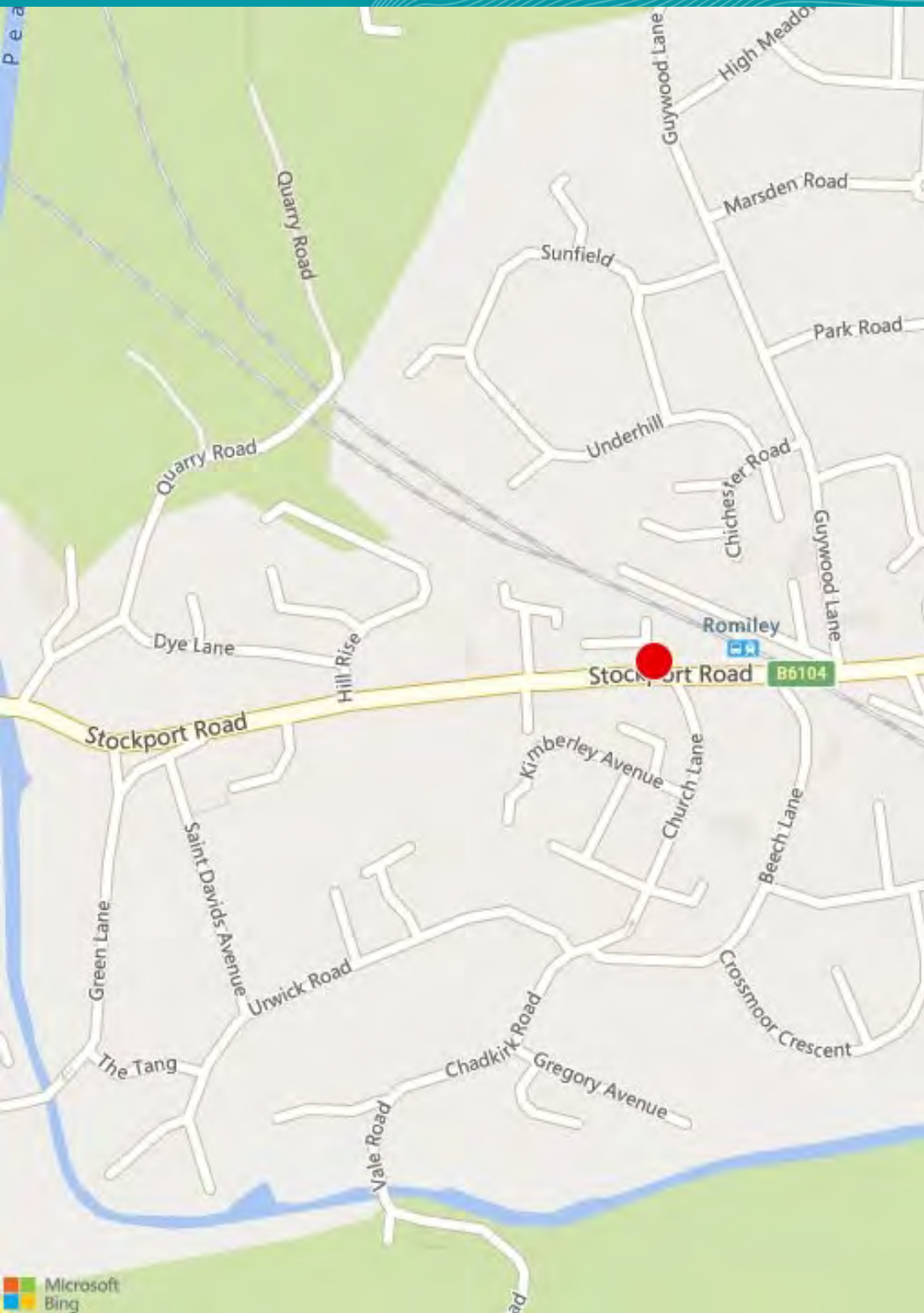
The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE CHARGE

The service charge will be the equivalent of 2.5% of the annual rent.

Total Population : 34,696





TERMS

An effective full repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

RENT

The Landlord is inviting interested parties to put forward a rental offer based on a % of turnover subject to a Minimum Guaranteed Rent.

BUSINESS RATES

The Tenant will be responsible for the Business Rates payable, interested parties are advised to contact the VOA direct.

VAT

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

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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Letting FAQ's

- **Lease Length**
Typical lease terms are between 3 and 6 years however longer or shorter terms are possible
- **The Rent**
The Landlord may set a required minimum guaranteed rent or in certain circumstance may seek offers where the interested party is required to put forward a rent that they could afford to pay per annum based on their business plan
- **Minimum Guaranteed Rent/Turnover Percentages**
The Landlord usually requires tenants to pay a percentage of turnover net of VAT which is to be underpinned by a minimum guaranteed rent. As a guide between 15% - 20% for catering use, circa 10% - 12% for alcohol based use, between 5% - 7% for convenience use and 10% for ancillary retail.
- **Is there a rent free period?**
Depending on the level of investment and the type of property the Landlord is open to discussing a rent free period. Typically this could be the length of the tenant's works or up to the date the tenant commences trading, or for schemes with substantial tenant investment the rent free period could increase to 6 or 12 months
- **Do I need planning permission?**
Planning permission maybe required in exceptional circumstances. Listed Building Consent may be required if the station is Listed. Interested parties will be responsible for liaising with the Local Authorities to determine if planning is required
- **Who is the Landlord?**
Northern Trains Limited
- **What is the service charge and insurance?**
The service charge will usually be a fixed sum or 7.5% of the minimum guaranteed rent. The service charge covers common services provided by the Landlord that could include lighting, heating, security, estate maintenance of the common areas, tenant refuse collection etc. The insurance charge is a Tenant contribution towards the overall station insurance premium, usually a fixed fee or 2.5% of the minimum guaranteed rent
- **How much are the legal fees?**
The Landlord expects the Tenant to pay their fees towards the lease preparation costs which will be £1,500 plus VAT.
- **How long will the process take?**
Typically the process can take between 3 and 6 months but could be longer or shorter depending on the complexity of the letting and whether planning/Listed Building Consent is required or if Superior Landlord's consent is required to any works or if they are party to the lease.