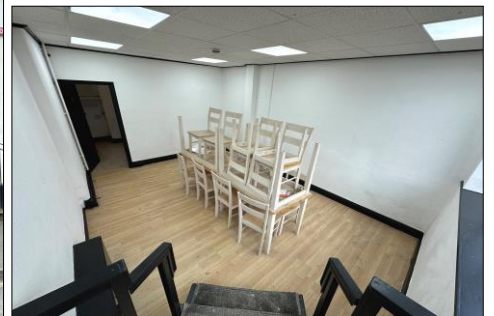


**15 & 15a Greek Street
Stockport
SK3 8AB**

To Let
£13,500 per annum, exclusive



57.2 sq.m (616 sq.ft)

Prominently located, double fronted, ground floor retail/former sandwich bar/cafe premises with internal and external seating areas and a car parking space

- Suspended ceiling with integral lighting
- Prominent corner position with return frontage
- External flagged seating area
- Located in an established professional area
- Within 5 minutes' walk of Stockport rail station
- Within 10/15 minutes' walk of Stockport's prime retail areas
- M60 motorway within 5 minutes' drive

Location

The premises are prominently located on the corner of Greek Street and Royal George Street in Stockport town centre, in an established professional area just off Wellington Road South (A6) and within 5 minutes' walk of Stockport's mainline rail station. The A6 is well served by buses and the M60 motorway is within 5 minutes' drive. Stockport town centre has benefitted from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange and Redrock retail and leisure scheme. Town centre occupiers now include Holiday Inn Express, The Light Cinema, Primark, Tesco Extra, Zizzi, Pizza Express and many others. Manchester Airport is within approximately 15/20 minutes' drive. (SatNav: SK3 8AB)

Description

Prominently located, ground floor retail/former sandwich shop/cafe premises, within a mainly two storey retail and residential property with brickwork elevations and a pitched slated roof.

Ground Floor Retail Premises

57.2 sq.m (616 sq.ft) net internal area, including front left-hand sales area, rear preparation area, right-hand seating/sales area, rear staff room and store area. In addition there is a toilet area with a WC, wash basin and electric water heater. There is a further small external store and outside toilet with WC and wash basin.

Car Parking

To the rear of the premises there is a single car parking space. There are additional pay & display car parking facilities within walking distance of the premises.

Rear Yard/External Seating Area

To the rear of the premises there is a concrete flagged yard area/external seating area with approximate dimensions of 5.77 m x 3.76 m (18'11" x 12' 4"). A pedestrian right of way will be reserved over the yard to provide access to the flat.



Security

There are security grills fitted to the main display windows.

Services

Available services include, electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.



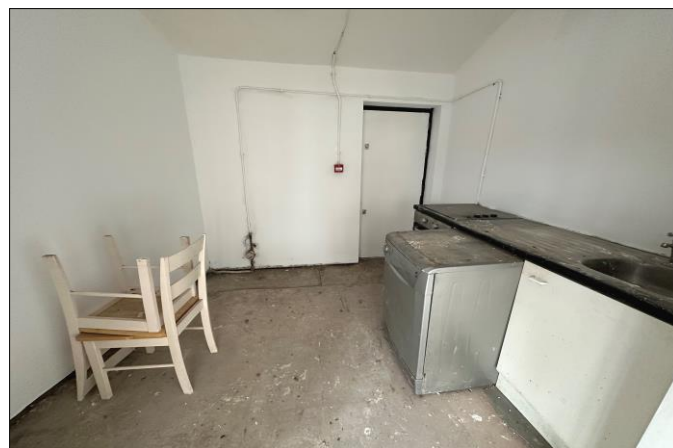
Rateable Assessment

Rateable Value: £5,100

Business Rates Payable 2023/24: £2,544.90

NB: You may qualify for 100% Business Rates Relief - please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).



Planning Permission

Planning Permission was granted on 26th February 1997 for change of use of the premises as a Hot and Cold Sandwich Bar with trading hours of 8.00 am to 3.00 pm, Monday to Saturday inclusive. Any prospective tenant will need to put in a new planning application for alternative uses/opening hours. (Planning Ref: J/66390).

Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Rent

£13,500 per annum, exclusive plus VAT.

(The Landlord will require a Rent Deposit equivalent to 3 months' rent plus VAT).

Legal Costs

The incoming tenant will be responsible for the Landlord's legal costs of £275 plus VAT for the preparation of the lease.



Note

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, buildings insurance, etc. (details to be confirmed).

Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk

or joint agents Roger Hannah on 0161 817 3399

Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

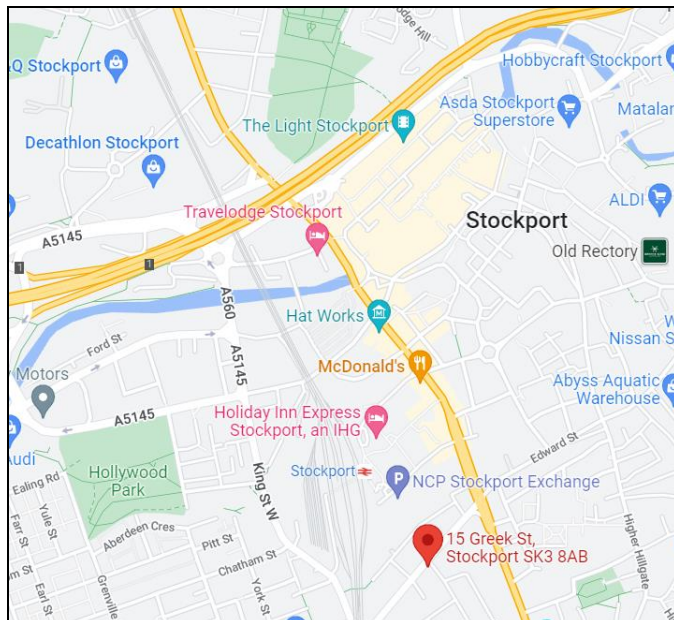
All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3450RET-19/04/24-No.6)

Location Map



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