

**397-401 London Road
Hazel Grove, Stockport
SK7 6AA**

To Let
£40,000 per annum, exclusive



331.8 sq.m (3,571 sq.ft)

Recently refurbished, high specification, cafe/bar premises with additional basement area of 38.3 sq.m (412 sq.ft)

- Adjacent to extensive public car parking
- Occupying a prominent location at the junction of the A6 and B5092
- High specification finishes throughout
- Air-conditioning
- Cafe/bar/seating areas to the ground and first floor
- May suit alternative uses
- Many attractive internal and external features
- Passenger lift serving the first floor
- Within a few minutes' drive of the Manchester Airport Eastern Link Road
- Hazel Grove occupiers include Marks & Spencer, Simply Food, American Golf, Asda, Sainsbury's, McDonalds and KFC

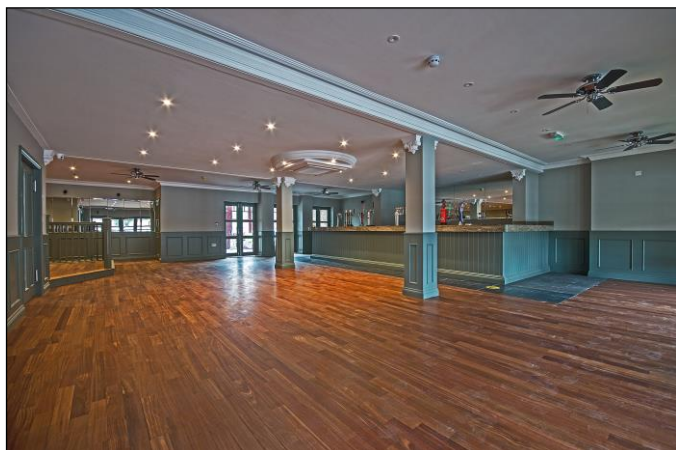
Location

The premises are very prominently located at the Rising Sun traffic light junction where the A6 (London Road/Buxton Road) meets the B5092 (Macclesfield Road), close to quite a number of restaurants and pubs, including Benvenuti, Blue Nile and the Rising Sun. Hazel Grove is a very popular commercial and residential area and adjoining residential areas include Bramhall, Poynton, High Lane and Marple. The area is well served by bus services along the A6 and rail services from Hazel Grove rail station. Other occupiers in Hazel Grove include Marks and Spencer Simply Food, American Golf, Asda, Sainsbury's, McDonalds and KFC and the property is located within a few minutes' drive of the Manchester Airport Eastern Link Road. Manchester Airport is within 15/20 minutes' drive. (SatNav: SK7 6AA)



Description

Substantial cafe/bar premises, which have been recently refurbished to a very high standard, with bar/seating areas at ground and first floor level and ancillary areas at basement level. The property is mid parade, two storey and of brickwork construction with a pitched slated roof. Internally the property has many attractive features including a broad stairway to the first floor, bar/seating areas to both floors, solid timber panelled walls to dado level, high quality wooden flooring (part tiled), sash windows in part, cornices and spot-lighting.



Ground Floor

Substantial, attractive entrance foyer with passenger lift and broad dog-leg stairway to the first floor.

185.6 sq.m (1,998 sq.ft) net internal area, including main bar/seating area with bar with headroom of 2.57m (8' 5"), double/folding doors to the front, raised seating area, kitchen area with specialist fittings, store area and rear conservatory seating area. In addition, there are ladies, gents and disabled toilet facilities.



First Floor

Substantial landing area, accessed via a broad stairway and passenger lift, with double doors to:

146.1 sq.m (1,573 sq.ft) net internal area, including main bar/seating area with headroom of 2.69m (8' 10") and large opening doors/windows to the front with Juliet balconies, a bar, a range of seating areas and kitchen area. In addition, there are ladies and gents toilets.



Basement/Cellar

38.3 sq.m (412 sq.ft) net internal area, providing a range of store rooms with electricity meter and gas supply. In addition, there is a toilet area. Headroom 2m (6' 7").

Car Parking

The premises are located adjacent to the large Torkington Park public car park which provides extensive parking facilities.

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.

Security

The premises are fitted with a security alarm system (details to be confirmed).



Services

Available services include gas, electricity, water and drainage. The premises are fitted with a passenger lift serving the first floor, a central heating installation, air-conditioning units and a fire alarm installation.

Energy Performance

Energy Performance Asset Rating C-59 (to be re-assessed).



Rateable Assessment

Rateable Value: £24,350

Business Rates Payable 2023/24: £12,150.65

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

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

Lease Terms

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

Rent

£40,000 per annum, exclusive.

(The Landlord may require a Rent Deposit).

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Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

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

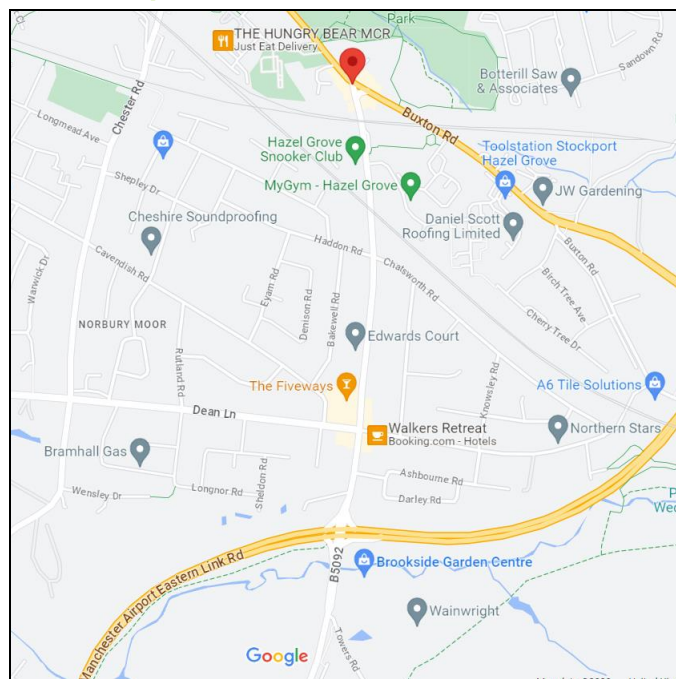
Possession

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.

Location Map



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 ●

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