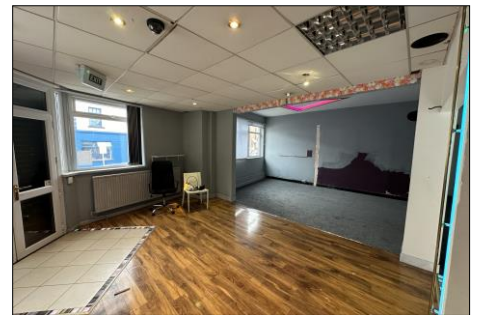


**125 Wellington Road South
Stockport
SK1 3TS**

To Let or For Sale
£15,500 per annum, exclusive
£229,950 subject to contract



119.1 sq.m (1,282 sq.ft)

**Very prominently located, two storey, showroom/
office property with basement and car parking to
the rear**

- Gas fired central heating
- UPVC double glazed window units
- Part suspended ceilings with integral lighting
- Car parking for 4 cars
- Prominently located in a corner position on the A6
- Opposite Stockport College
- Within 5 minutes' walk of Stockport's mainline rail station
- Within 10 minutes' walk of Stockport's bus station/ forthcoming transport interchange and retail areas
- M60 motorway within 5 minutes' drive

Location

The property is prominently located on the corner of Wellington Road South (A6) and Union Street, opposite Stockport College, just south of Stockport town centre. Stockport's mainline rail station is within 5 minutes' walk and Stockport's bus station/forthcoming transport interchange is within 10 minutes' walk, as is Stockport's retail centre. Stockport has benefitted from substantial recent investment, with improvements to the road network and major developments such as Stockport Exchange, Redrock retail and leisure scheme and STOK. Town centre occupiers now include Holiday Inn Express, The Light Cinema, Travelodge, Zizzi, Pizza Express, Primark, JD Sports and many others. (SatNav: SK1 3TS)

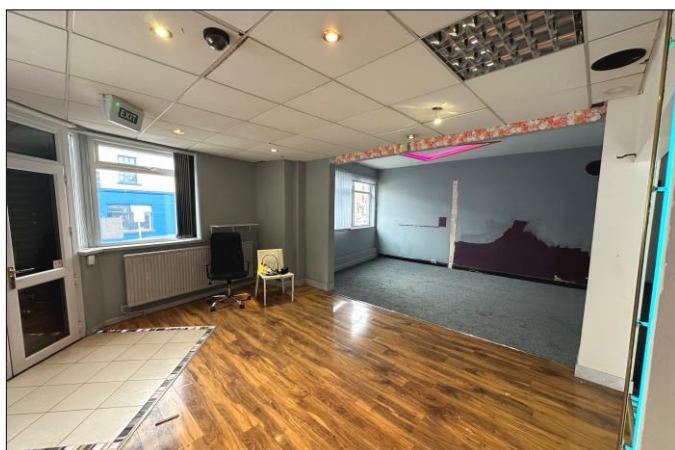
Description

Prominently located, two storey, showroom/office property with part rendered brickwork elevations and a pitched slated roof. Internally the property benefits from part suspended ceilings with integral lighting, part laminate flooring, UPVC double glazed window units and good natural light.



Ground Floor

48.1 sq.m (518 sq.ft) net internal area, partitioned to provide two main showroom/office areas. In addition there is an entrance hall with stairs to the first floor, lobby and toilet area with WC and wash basin.



First Floor

52.5 sq.m (565 sq.ft) net internal area, partitioned to provide a number of office/treatment areas. In addition there is a landing area and showroom with shower cubicle, WC and wash basin.



Basement/Cellar

18.5 sq.m (199 sq.ft) net internal area, providing a single area with two windows providing natural light, radiator and headroom of 1.96m (6' 5").



Car Parking

To the rear of the property there is a surfaced car parking area, capable of accommodating up to 4 cars.

Security

The main entrance doors are fitted with a security shutter and a number of the windows are fitted with security bars.

Services

Available services include, gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation.

Energy Performance

Energy Performance Asset Rating C-72. EPC available on request.

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.

Rateable Assessment

Rateable Value: £6,800

Business Rates Payable 2023/24: £3,393.20

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).



Lease Terms

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

Rent

£15,500 per annum, exclusive.

(The Landlord may require a Rent Deposit).



Legal Costs

In the event of a letting the incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note

Our client will also consider a sale of their freehold interest at a price of £229,950 subject to contract.

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



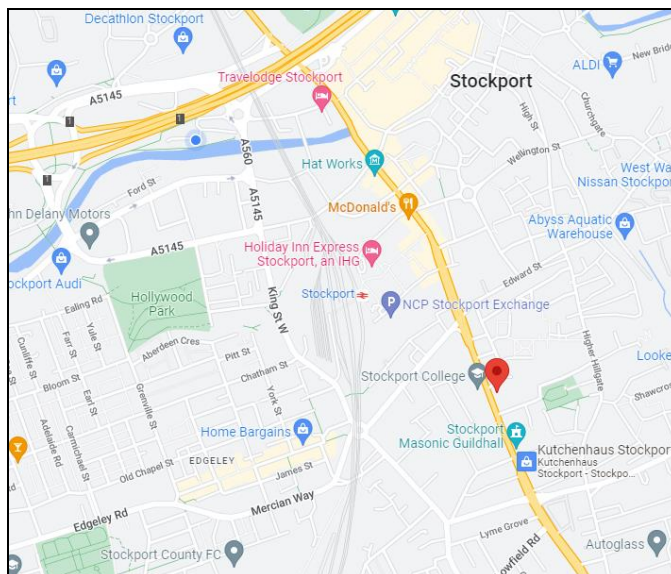
Possession

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 ●

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

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