

**189 London Road
Hazel Grove
Stockport, SK7 4HJ**

To Let
£14,000 per annum, exclusive



66 sq.m (710 sq.ft)

**Extensively refurbished, self-contained ground floor
retail premises**

- Security shutters to the shop front
- Electric heating
- Suspended ceiling with integral LED lighting
- Re-fitted kitchen and toilet areas (tbc)
- Prominently located on the main A6 in Hazel Grove
- Other Hazel Grove occupiers include Asda, M & S Simply Food, Sainsbury's, American Golf and McDonalds
- Rail station within 5 minutes' walk
- M60 motorway within 15/20 minutes' drive

Location

The premises are prominently located on London Road (A6) in Hazel Grove's retail centre, where other retailers include Asda, M & S Simply Food, Sainsbury's, American Golf and McDonalds amongst many others. Hazel Grove is a popular residential area and is well served by bus services along the A6 and rail services from Hazel Grove station, which is on the Buxton to Manchester Piccadilly line. The M60 motorway and Stockport town centre are within approximately 15/20 minutes' drive to the north and Manchester Airport is within approximately 15/20 minutes' drive, via the Manchester Airport Eastern Link Road. (SatNav: SK7 4HH)

Description

The premises form the ground floor of a mainly two storey retail and residential property with brickwork elevations and a pitched slated roof. The premises benefit from security shutters over the shop front and are being extensively refurbished including the installation of a suspended ceiling with integral LED lighting (details to be confirmed).

The Premises

66 sq.m (710 sq.ft) net internal area overall, including front sales area, office/store and kitchen. In addition there is a toilet area with WC and wash basin.

Car Parking

There are 3 allocated car parking spaces to the rear, 'Pay & Display' car parking facilities nearby and additional car parking to the adjoining side roads.

Security

There are security shutters over the shop front.

Services

Available services include electricity, water and drainage.

Energy Performance

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

Rateable Assessment

Rateable Value: £10,250

Business Rates Payable 2023/24: £5,114.75

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

£14,000 per annum, exclusive.

(The Landlord may require a Rent Deposit).

Legal Costs

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

Note

The tenant is responsible for a proportional (60%) contribution towards the cost of the repair and maintenance of common parts of the property, 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

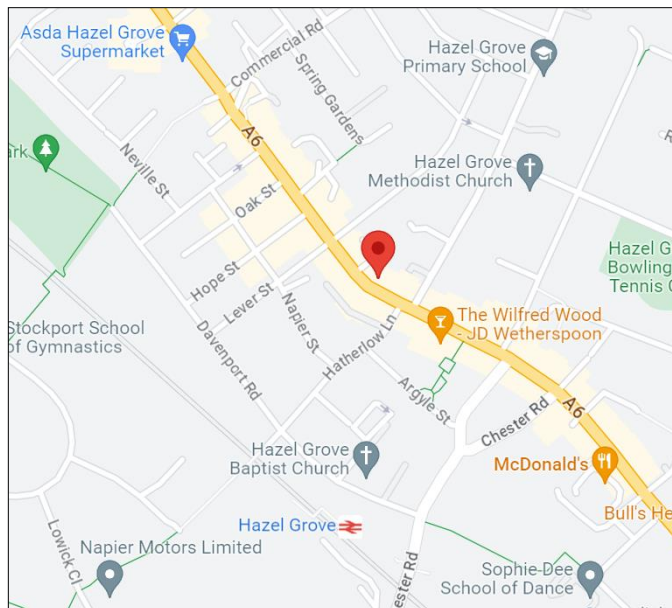
Possession

Available immediately following completion of legal formalities and 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



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(PA3531RET-24/10/23-Draft.1)

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