

**83-85 High Street
Cheadle, Cheshire
SK8 1AA**

To Let
£45,000 per annum exclusive



148.5 sq.m (1,598 sq.ft)

Ground floor former restaurant premises with additional basement area of 55.6 sq.m (599 sq.ft) and car parking to rear

- Rear access and 2 car parking spaces
- Attractive shop front
- Double frontage to the main road
- Extensive basement area
- Internal width 10.41m (34'2")
- Formerly a Pizza Express restaurant
- Located on Cheadle High Street where other occupiers include Costa, Starbucks, Savers, Boots Opticians, Tesco Express, as well as many other well-known names
- A34 corridor within a few minutes' drive
- M60 motorway within a few minutes' drive
- Manchester Airport within 10/15 minutes' drive

Location

The premises are prominently located in the busy retail centre of Cheadle, where occupiers include Sainsbury's Local, Quality Save, Costa, Savers, Boots Optician, Tesco Express, and many other retailers, banks and estate agents. Cheadle is a very popular residential area, adjoining Cheadle Hulme and Gatley and is also a popular office, industrial and retail location. Extensive retail and leisure facilities are available along the A34 corridor, including John Lewis, Sainsbury's and David Lloyd Leisure and Manchester Airport is within 10/15 minutes' drive. The M60/M56 motorways are within a few minutes' drive. (SatNav: SK8 1AA)

Description

Prominently located, double fronted, ground floor restaurant premises within a 3 storey retail and office property with brickwork elevations and a mainly pitched slated roof. The premises benefit from an attractive shop front and internal features. There are ancillary staff and storage areas at basement level.

Restaurant Premises

Ground floor: 148.5 sq.m (1,598 sq.ft) net internal area, including main sales/restaurant area with a maximum internal width of 10.41 m (34' 2"), serving/preparation areas and rear kitchen, with door to rear. In addition there are gents toilets, ladies toilets and disabled toilets/baby changing area. (The gross internal area of the ground floor is 187.5 sq.m (2,018 sq.ft) approx.).

Basement

55.6 sq.m (599 sq.ft) net internal area, including store areas, manager's office and staffroom. In addition there are lobby areas and a staff toilet area.



Car Parking

To the rear of the premises there is a car park where there are 2 allocated spaces. There are a number of 'Pay & Display' car parking areas in the immediate vicinity,

Headroom

The headroom to the main sales/restaurant area is 3 m (9' 10") maximum.



Services

Available services include, gas, electricity, water and drainage. The premises are fitted with a combination of air-conditioning units, electric heaters and central heating to the basement area (to be confirmed – not tested).

Energy Performance

Restaurant Premises: Energy Performance Asset Rating B-48.

Rateable Assessment

Ground Floor & Basement Premises Rateable Value: £43,750
Business Rates Payable 2023/24: £21,831.25

NB: Tenants 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 three yearly intervals.



Rent

£45,000 per annum, exclusive, plus VAT
(The Landlord may require a Rent Deposit).

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.

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

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.

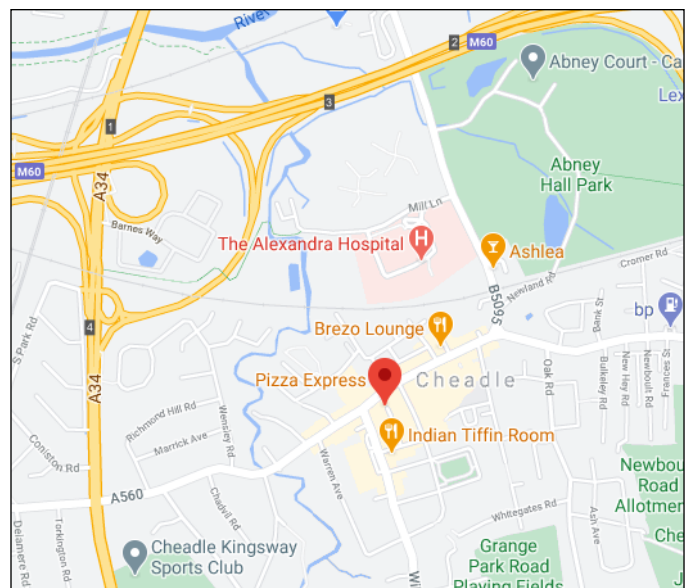


Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice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

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Location Map



(PA3345RET - LETTING -02/11/23-Draft.1)