

**255 Wellington Road South  
Stockport  
SK2 6NG**

**To Let**

**£8,500 per annum, exclusive,  
including 4 car parking spaces**



**79.3 sq.m (854 sq.ft)**

**Two storey, office/showroom property with  
additional cellar area of 18.8 sq.m (202 sq.ft) and 4  
car parking spaces**

- Very conveniently located on the A6
- In a well established commercial location
- Kitchens to both floors
- Useful cellar area of 18.8 sq.m (202 sq.ft)
- Security bars to the rear windows
- 4 car parking spaces
- Public one hour lay-by parking to the front
- 15 minutes' walk to Stockport rail station
- Regular buses along the A6
- Stockport town centre within 20 minutes' walk
- M60 motorway within 5 minutes' drive

## Location

The property is prominently located on the busy Wellington Road South (A6), close to a range of businesses including National Tyres. Regular bus services are available along the A6. Stockport has recently benefited from substantial investment including improvements to the road network and major developments such as Stockport Exchange, Transport Interchange and Redrock. Stockport town centre and the M60 motorway are approximately 5 minutes' drive away. (SatNav: SK2 6NG)

## Description

A mid-parade, two storey, office/showroom property, with part rendered brickwork elevations and a pitched slated roof. The main ground floor area benefits from a suspended ceiling and full height display windows to the front.

## Ground Floor

42.2 sq.m (454 sq.ft) net internal area, including main office 1/showroom area, partitioned corridor, rear office 2 and kitchen area with fitted wall and base units, sink unit and door to rear car park. In addition there are two toilets.

## First Floor

37.1 sq.m (400 sq.ft) net internal area, including kitchen with sink unit, office 3 and office 4.

## Basement/Cellar

18.8 sq.m (202 sq.ft) gross internal area divided into two areas and housing the utility meters.

## Car Parking

To the rear of the property there are 4 car parking spaces, which are accessed via Higher Hillgate. There is also public lay-by car parking to the front of the property which permits car parking for up to 1 hour.

## Security

There are security bars fitted to the rear windows and a concertina security gate to the front ground floor entrance.

## Services

Available services include, gas, electricity, water and drainage. There is a gas fired central heating installation.

## Energy Performance

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

## Rateable Assessment

Rateable Value: £7,700

Business Rates Payable 2024/25: £3,842.30

**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

£8,500 per annum, exclusive.

(£9.95 per sq.ft including 4 car parking spaces).

(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.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

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

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

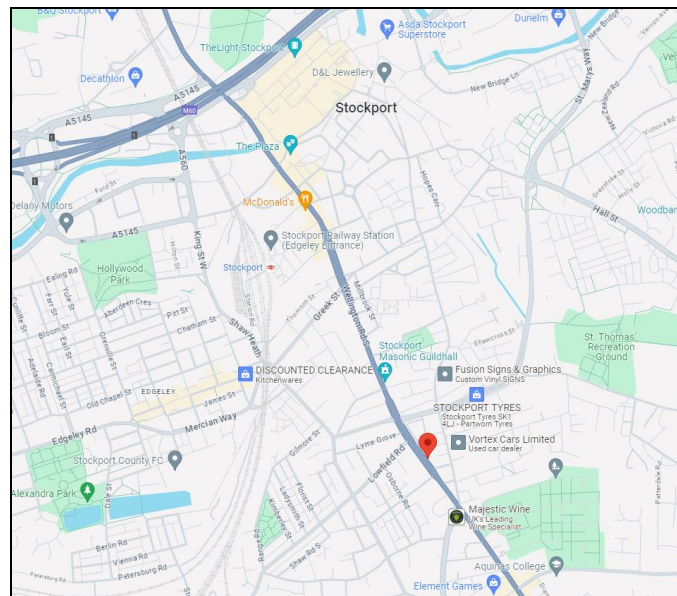
## Possession

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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