

**80 Gorton Road  
Reddish, Stockport  
SK5 6AH**

**To Let**  
**£12,000 per annum, exclusive**



**63.2 sq.m (680 sq.ft)**

**Prominently located, double fronted, ground floor retail premises with rear access and car parking to the rear**

- Modern powered coated, aluminium framed full height shop front
- Suspended ceiling with integral lighting
- LED lighting
- Remote control motorised security shutter over the shop front
- Occupying a main road location
- Not far from Houldsworth Square in the centre of Reddish
- Stockport town centre within 10 minutes' drive
- M60 motorway within 10 minutes' drive

## Location

The premises are located on Gorton Road, just a few minutes' drive from Houldsworth Square in the centre of Reddish. Reddish is a popular residential area and has a busy retail centre. Stockport town centre and the M60 motorway are within 10 minutes' drive to the south and Manchester city centre is approximately 15 minutes' drive to the north. (SatNav: SK5 6AH)

## Description

The premises form the ground floor of a mid-parade, two storey, retail and residential property with brickwork elevations and a pitched slated roof. The premises themselves have a powder coated, aluminium framed full height shop front and a suspended ceiling with integral LED lighting panels.

## Ground Floor

63.2 sq.m (680 sq.ft) net internal area, including main sales area with an internal width of 6.71 m (22') and an internal depth of 8.36 m (27'5"), rear store area and staff area. In addition there is a toilet area with a WC and wash basin.

## Car Parking

To the rear of the premises there is a surfaced car parking area where 2 cars may be parked.



## Security

There is a remote control motorised security shutter over the shop front.

## Services

Available services include, electricity, water and drainage. The premises are separately metered for electricity. The Landlord and the first floor tenant reserve the right to infrequently read the meters located in the sales area.

## Energy Performance

Energy Performance Asset Rating C-71. EPC available on request.

## Rateable Assessment

Rateable Value: £10,750

Business Rates Payable 2024/25: £5,364.25

**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

£12,000 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 internal and external repairs to the demised premises, the windows and doors inside and out, the security shutter plus a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, 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](mailto:enquiries@fairhurstbuckley.co.uk)

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

## Possession

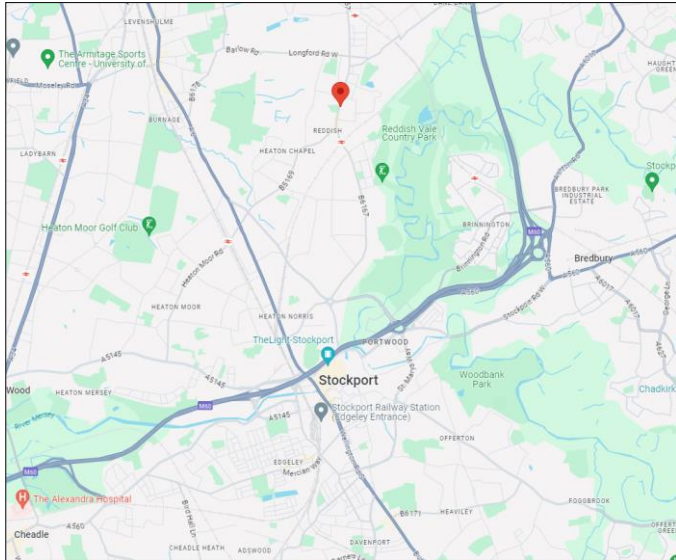
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

**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.

## Location Map



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