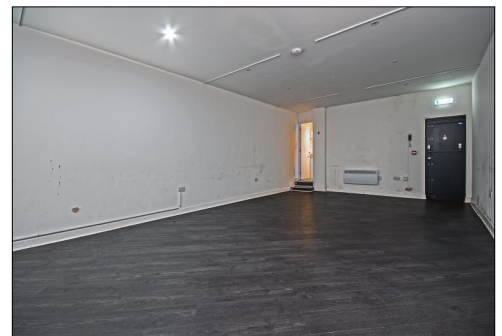


**215 Hall Street
Offerton, Stockport
SK1 4JG**

To Let
£10,740 per annum, exclusive



51.6 sq.m (555 sq.ft)

Prominently located ground floor retail/office premises with car parking space to rear

- Attractive UPVC double glazed display window units and door
- Motorised remote control security shutter over the shop front
- Wall mounted electric heaters
- Rear access
- Car parking space to rear
- Occupying a prominent location close to the junction of Hall Street, Turncroft Lane and Banks Lane
- Nearby occupiers include Well Pharmacy, Co-op Food and Gardeners Arms pub, amongst others
- Within 5 minutes' drive of Stockport town centre and the M60 motorway
- Public short stay lay-by car parking to the front

Location

The premises are prominently located at the junction of Hall Street, Turncroft Lane and Banks Lane in Offerton, approximately 5 minutes' drive south of Stockport town centre and the M60 motorway. Nearby occupiers include Well Pharmacy, Co-op Food and The Gardeners Arms pub, amongst others. Stockport itself has benefited from substantial recent investment, including the improvements to the road network and major developments such as Stockport Exchange, Stockport Transport Interchange, STOK and Red Rock. Manchester Airport is within approximately 20 minutes' drive off the premises. (SatNav: SK1 4JG)

Description

The premises form the ground floor of a mid-parade, two storey retail and residential property of brickwork construction with a pitched slated roof. The premises benefit from new UPVC double glazed display window units and door to the front, laminate flooring and spot lighting.

Ground Floor

51.6 sq.m (555 sq.ft) net internal area, including the main sales area with overall dimensions of 10.3 m (33'10") depth and 4.6m (15'1") depth, presently partitioned to provide a front reception area and a main sales/office area with door to rear, although, a tenant may remove the partition if required. Also included in the floor area is a kitchenette with fitted wall and base units, sink unit and door to rear. In addition there is a toilet cubicle with a WC and wash hand basin.



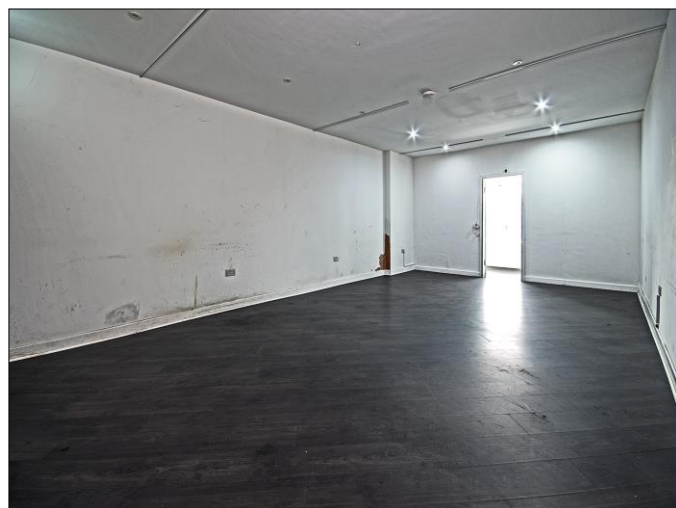
Car Parking

To the rear of the premises there is a car parking area where a tenant may park one car. There is also public short stay lay-by car parking to the front and further on road car parking in the immediate vicinity.



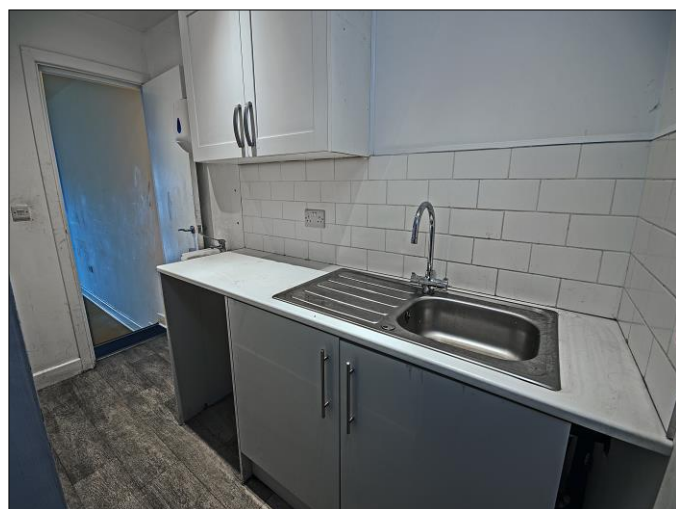
Rear Yard

There is a yard to the rear of the premises which is utilized by the occupier of the first floor flat, however, the ground floor tenant would be permitted to store refuse bins within the yard.



Security

The premises have a motorised steel security shutter over the shop front and a security alarm installation (not tested).



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.

Services

Available services include, 3 phase electricity, water and drainage. The premises are fitted with wall mounted electric heaters and a fire alarm installation.

Energy Performance

Energy Performance Asset Rating D-80. EPC available on request.

Rateable Assessment

Rateable Value: £9,700

Business Rates Payable 2024/25: £4,840.30

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

£10,740 per annum, exclusive (£895 per month) No VAT.

(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 will be responsible for internal repairs to the premises, the doors and windows both inside and out, the security shutter and shop front/fascia. The tenant is also responsible for a proportional contribution (50%) towards the cost of the repair and maintenance of common parts of the property (eg. roof, main walls, rainwater goods etc) 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

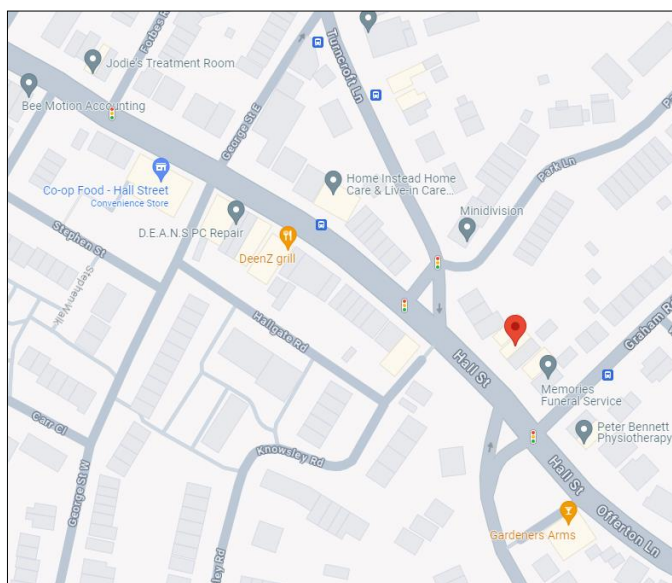
www.fairhurstbuckley.co.uk

Possession

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



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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