

**72-74 High Street
Cheadle, Cheshire
SK8 1AE**

To Let

**£27,000 - £35,500 per annum,
exclusive**



84.2 – 158.4 sq.m (906 – 1,705 sq.ft)

**Prominently located, well appointed
retail/restaurant premises (with optional first floor
offices) and rear loading/car parking**

- Internal width 5.97 m (19' 7") max
- Ground floor previously restaurant premises
- Suitable for a variety of uses (subject to planning permission)
- Rear access/loading
- Car parking to the rear
- Prominently located in the retail centre of Cheadle
- Cheadle occupiers include Starbucks, Sainsbury's Local, Costa Coffee, Boots, Iceland, Home Bargains and many others
- M60/56 motorways within 5 minutes' drive
- Gatley rail station within 15 minutes' walk
- Manchester Airport within 10 minutes' drive

Location

The premises are prominently located on High Street in Cheadle village centre where occupiers include Starbucks, Sainsbury's, Costa Coffee, Boots, Home Bargains, Iceland and Greggs. Cheadle is a popular commercial and residential location and adjoining residential areas include Cheadle Hulme and Gatley. The M60 motorway is within 5 minutes' drive, Gatley rail station is within 15 minutes' walk and Manchester Airport is within 10 minutes' drive. (SatNav: SK8 1AE)

Description

A mid parade, two storey retail/restaurant property with first floor offices. The ground floor previously operated as a restaurant.

Ground Floor

84.2 sq.m (906 sq.ft) net internal area including main retail/restaurant area with an internal width of 5.97 m (19'7") max and an internal depth of 13.3 m (43'7"), kitchen and store. The Landlord is to construct a disabled toilet facility towards the rear of the sales area.



First Floor

74.2 sq.m (799 sq.ft) net internal area including, front office area and rear office area. In addition there are ladies and gents toilets.

Car Parking

To the rear of the property there is car parking for 3 cars (2 with the ground floor and 1 with the first floor). Cheadle is well served by a number of 'Pay & Display' car parking facilities.

Services

Available services include, gas, electricity, water and drainage. The ground floor premises have an air-conditioning unit fitted and the first floor is presently not heated as there is no gas connected, although, may be available if required.

A new 3 phase electricity is to be run into the offices and the tenant will be responsible for any necessary electrical work and metering beyond that.

Energy Performance

EPC Asset Rating E-110. EPC available on request.



Rateable Assessment

Rateable Value 72 High Street: £29,250

Rateable Value 74 High Street: £8,800

Business Rates Payable 72 High Street 2024/25: £14,595.75

Business Rates Payable 74 High Street 2024/25: £4,391.20

(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

Ground Floor: £27,000 per annum, exclusive.

First Floor: £8,500 per annum, exclusive.

(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.



Note

If the property is sub-divided, the tenants will be responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, fire alarm maintenance, external repairs, buildings insurance, etc. (Any letting of the first floor in isolation will be for a maximum term of 2 years or so and the lease will be formed outside the Landlord and Tenant Act 1954).

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

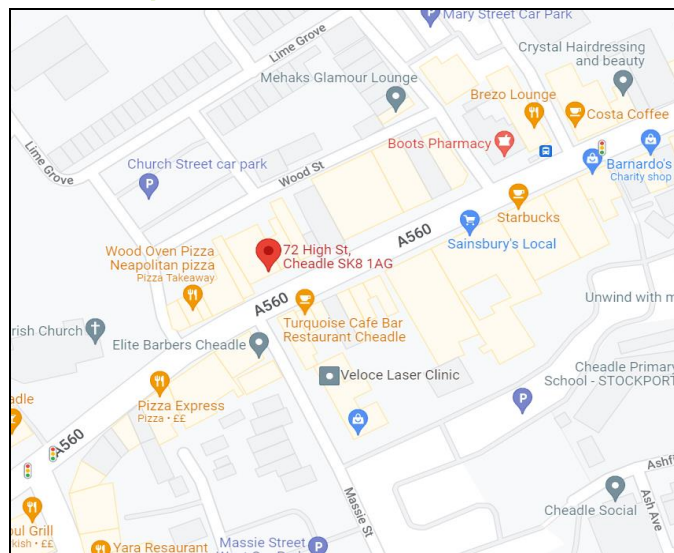
Possession

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

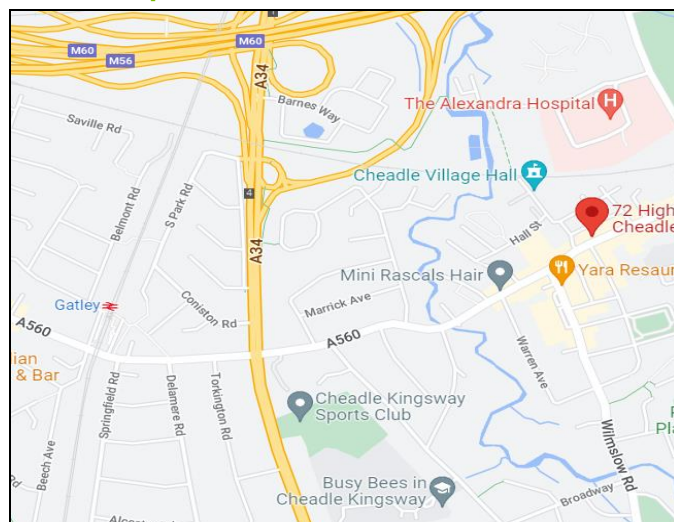
Important Note

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

Location Map 1



Location Map 2



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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