

**51/51A Dairyground Road  
Shopping Precinct, Bramhall  
Stockport, SK7 2QW**

**To Let**

**£21,000 per annum, exclusive**



**118.9 sq.m (1,280 sq.ft)**

**Ground floor retail premises of 77.1 sq.m (830 sq.ft)  
with 2 bed flat above of 41.8 sq.m (450 sq.ft) and an  
additional lock-up garage**

- Internal width of sales area 5.43m (17'10")
- Suspended ceiling with integral lighting to the sales area
- Tiled floor to the sales area
- Motorised security shutter over the shop front
- Enclosed yard/bin store area and service road to rear
- 2 bed first floor flat
- Additional lock-up garage
- Within an attractive retail precinct with occupiers including a Co-op store
- Bramhall district centre within 5 minutes' drive
- Landscaped visitor car parking area to the front of the precinct

## Location

The premises form part of Dairyground Road Shopping Precinct which is located on Dairyground Road in Bramhall, within 5 minutes' drive of the main district centre and rail station. Other occupiers within the development include Co-op store, Chinese takeaway, Spice Room Restaurant, newsagents and a tanning and beauty salon. There is also a cash machine. Bramhall is a popular residential area with a busy retail centre and adjoining residential areas include Woodford, Hazel Grove and Cheadle Hulme. Stockport town centre and the M60 motorway are within 15/20 minutes' drive, as is Manchester Airport. (SatNav: SK7 2QW)

## Description

Two storey retail and residential premises with a retail unit at ground floor level and a 2 bed flat above. The ground floor retail premises benefit from an attractive shop front, ceramic tiled flooring, suspended ceiling with integral lighting and air-conditioning. The first floor flat benefits from UPVC double glazed window units and a combination of laminate flooring and carpeting. There is also a separate lock-up garage.



## Ground Floor Retail Premises

77.1 sq.m (830 sq.ft) net internal area, including the main retail area with an internal width of 5.43m (17'10") and an internal depth of 11.27m (37'0") with double entrance doors, kitchen with sink unit and fitted wall and base units and rear utility room/store with door to rear yard. In addition there is a toilet area with a WC and wash basin.



**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.

## First Floor Flat

41.8 sq.m (450 sq.ft) net internal area, including lounge, kitchen area with sink unit and fitted wall and base units, bedroom 1 and bedroom 2. In addition there is a lobby area and a bathroom with a bath with a shower over, wash basin and WC. There are both external and internal stairways serving the flat.



## Yard

To the rear of the premises there is an enclosed yard/bin store area, which may be accessed from the rear service road or via the rear utility room/store.

## Car Parking/Garage

There is communal car parking within the precinct development and also a lock-up single garage which is allocated to the premises and included in the rent.

## Security

There is a motorised security shutter fitted over the shop front.

## Services

Available services include, electricity, water and drainage.

## Energy Performance

Energy Performance Asset Rating D-95. EPC available on request.

### Rateable Assessment

Ground Floor Rateable Value: £8,700

Ground Floor Business Rates Payable 2023/24: £4,341.30

**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).

Council Tax will be payable in addition in relation to the flat.

Council Tax Band: A. Charge for 2023/24: £1,489.77



### Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.



### Rent

£21,000 per annum, exclusive.

(The Landlord may require a Rent Deposit).

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



### Service Charge

The Landlord levies additional charges in respect of the repair and maintenance of common parts of the development, landscaping, electricity for the common areas, etc. Presently £865.00 per annum (payable quarterly at £216.25 per quarter based on 8.33% of the Service charge expenditure set out by the annual budget).



### Management Fee

The Landlord levies additional charges in respect of accountancy and administration charges, monthly inspections and annual inspections etc. based on 2.5% of the rent plus VAT, per quarter.

### Buildings Insurance

The building insurance premium is presently £318.74 per annum for the current insurance year.

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## 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)  
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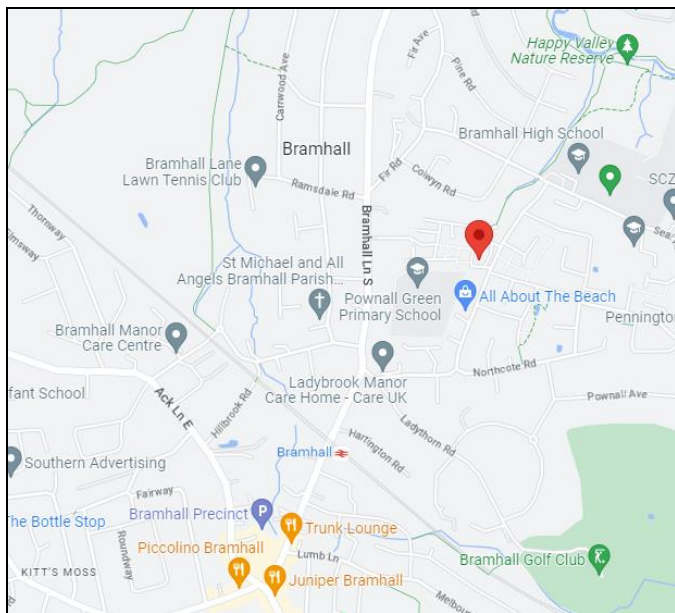
## Possession

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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