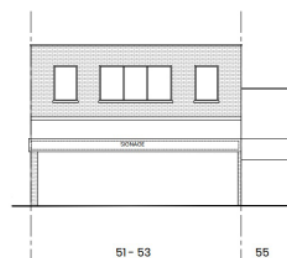


51-53 Castle Street Edgeley Stockport, SK3 9AT

**2,520
SQ.FT**



- Large ground floor retail showroom
- Open plan sales/office/toilet/loading facilities
- Large display windows/security roller shutters
- Potential to take additional storage space
- Suitable for a variety of E use occupiers
- Food & drink uses will be considered STPP
- Rateable Value: £16,500 - retail relief available
- Rear loading access via James Street

Location

The property is located fronting Castle Street in the heart of Edgeley and benefits from rear loading via James Street. The property is a short walk to Stockport train station and a short drive to Stockport and the M60 Motorway.

- Stockport: 1.2 miles.
- M60 Motorway: 1.1 miles.



Description/Accommodation

The property provides accommodation at ground floor level of a two storey retail, office and storage premises accessed from Castle Street and with rear loading via James Street. The property provides large open plan ground floor showroom accommodation with rear office, kitchen and loading facilities. Toilet facilities will be provided.

Ground floor: 2,520 Sq.ft overall comprising:-

Main sales: 2,272 Sq.ft - 28'3" width x 80'4" depth.

Rear office: 61 Sq.ft - 6'6" x 9'4".

Rear kitchen: 125 Sq.ft - 12'9" x 9'9".

Rear loading: 62 Sq.ft - 7'8" x 8'0".

There is also the potential to take an additional 1,390 Sq.ft of accommodation which comprises 635 Sq.ft ground floor storage and 755 Sq.ft first floor storage subject to agreement of additional annual rent.

Rateable Value

Rateable value: £16,500.

Small Business Rates Multiplier 2021/22: 49.9P.

RETAIL RELIEF MAY BE AVAILABLE.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£35,000 per annum exclusive. VAT is payable.

£2,916.66 per calendar month. VAT is payable.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

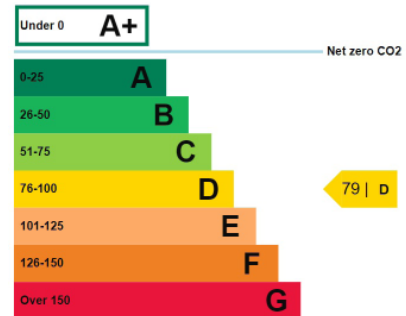
Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating

Energy efficiency rating for this property

This property's current energy rating is D.



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JULY 2021.