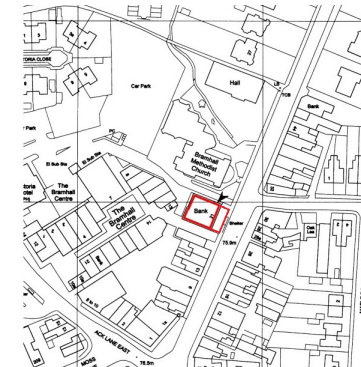




21 Bramhall Lane South Bramhall Stockport, SK7 1AQ

UNIT A: 1,290 SQ.FT
UNIT B: 1,070 SQ.FT
OFFICE: 1,045 SQ.FT
TOTAL: 3,405 SQ.FT

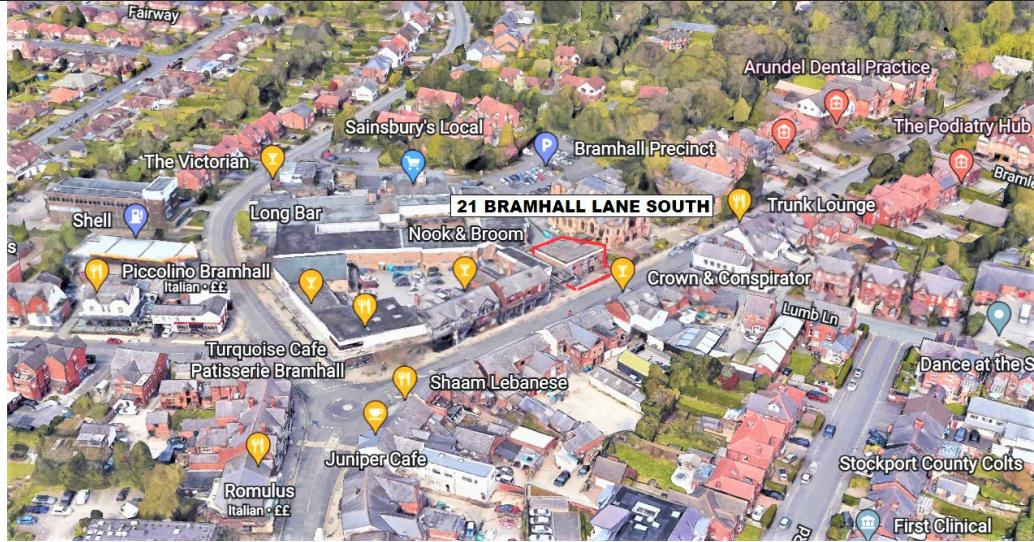


- Prominent location at entrance to the precinct
- Refurbishment/Sub-division planned Q2 2023
- GF Unit A: 1,290 Sq.ft/GF Unit B: 1,070 Sq.ft
- First floor self contained office: 1,045 Sq.ft
- Food & drink uses accepted-No alcohol sales
- RV: £38,000 - Retail/hospitality/leisure relief
- 820 Sq.ft External seating area available
- New Lease - No premium - Refurb planned

Location

The property is located in the heart of Bramhall village fronting Bramhall Lane South a short drive from Stockport and the Manchester Airport Eastern Link Road (A555).

- Stockport: 4 miles.
- A555: 1 mile.
- M60: 4.5 miles.



Description/Accommodation

The ground floor is due to be sub divided into two units, but currently provides mostly open plan sales with private rear offices/stores. The proposed refurbishment works includes the replacement of the existing entrance and the installation of additional shop front glazing to both units.

The first floor office accommodation provides a mix of open plan and private offices with kitchen facilities and separate male and female toilets. The offices are currently accessed via an internal staircase, however, a new entrance fronting Bramhall Lane South is proposed that will make the offices self-contained.

The property benefits from additional glazed frontage to the entrance of the precinct and externally has an area to the front extending to approximately 820 Sq.ft that could be utilised for external seating.

Retail Unit A:	1,290 Sq.ft.	120 Sq.m.
Retail Unit B:	1,070 Sq.ft.	99 Sq.m.
Office (First Floor):	1,045 Sq.ft.	97 Sq.m.
Whole building:	3,405 Sq.ft.	316 Sq.m.

Rent

Unit A retail unit: £37,500 per annum exclusive.

Unit B retail unit: £29,000 per annum exclusive.

First floor office: £12,000 per annum exclusive.

Whole building: £67,500 per annum exclusive.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rateable Value

Whole building RV: £38,000. SBRR 2022/23: 49.9p.

Sub-divided RV: £TBC. SMBC - 0161 474 5188.

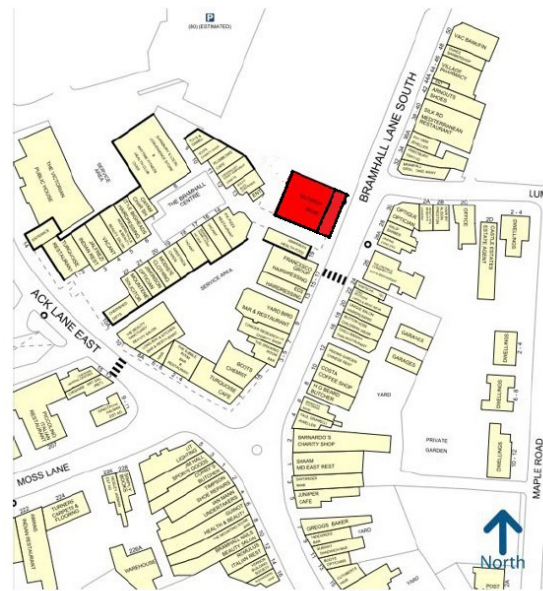
Services

Mains services are available including gas, electricity, water and drainage.

Service Charge

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

GOAD Plan



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. OCTOBER 2022.