

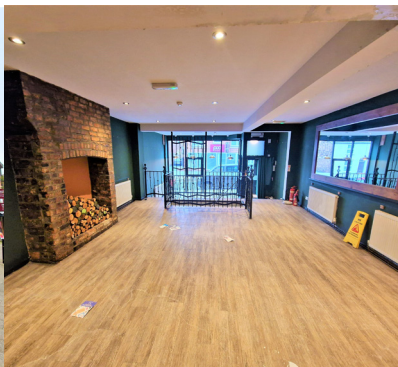
MBRE

**RESTAURANT
TO LET**



27
Shaw Road
Heaton Moor
Stockport, SK4 4AG

**1,455
SQ.FT**

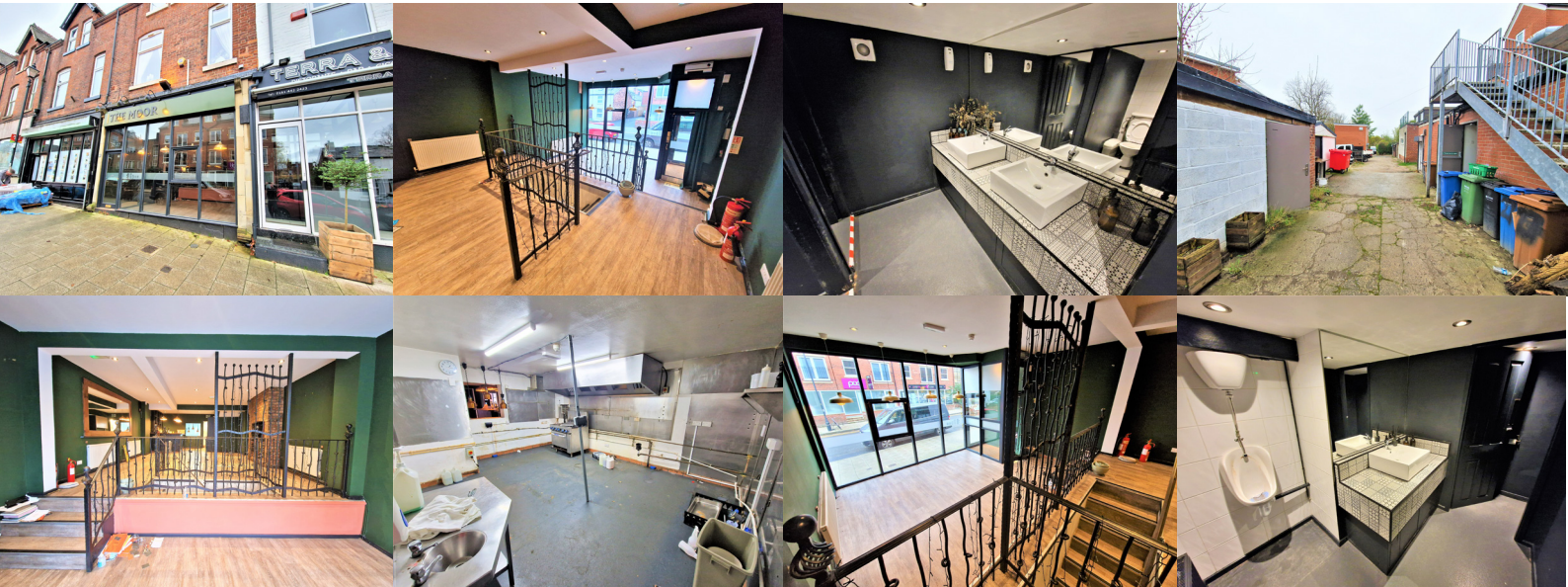


- Prominent Heaton Moor restaurant premises
- Ground floor restaurant with external storage
- Male & female toilet facilities plus storage
- Kitchen facilities with canopy extraction unit
- Low RV: £9,700 - 100% SBRR - Nil rates
- Rent: £26,000 per annum exclusive - No VAT
- Bar area, open plan seating, rear loading
- Fully glazed shop front with entrance foyer

Location

The property is located fronting Shaw Road in Heaton Moor with rear access and storage facilities accessed off St. Paul's Road. The property is a short drive from Stockport and the M60.

- Stockport: 2.5 miles.
- M60: 3 miles.



Description/Accommodation

The property occupies the ground floor and basement of a three storey mixed commercial and residential property of traditional construction with brickwork elevations under a pitched slate roof. To the rear is an external secure storage unit accessed off St. Paul's Road.

Ground floor: 875 Sq.ft comprising:-

- Front sales: 224 Sq.ft - 17'3" width x 12'10" depth.
- Main sales: 334 Sq.ft - 12'10" x 30'11" Less stairs.
- Kitchen: 237 Sq.ft - 17'9" x 13'4".
- Corridors: 80 Sq.ft overall.

- Basement store: 215 Sq.ft - 17'5" x 12'2" ceiling height 6'4".
- Basement office/store: 55 Sq.ft - 5'0" x 11'3".

Rear external store: 310 Sq.ft - 18'4" x 16'9".

Rateable Value

Rateable value: £9,700.

Small Business Rates Multiplier 2022/23: 49.9p.

100% SBRR available - nil payable rates.

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 5 year term.

Rent

£26,000 per annum exclusive.

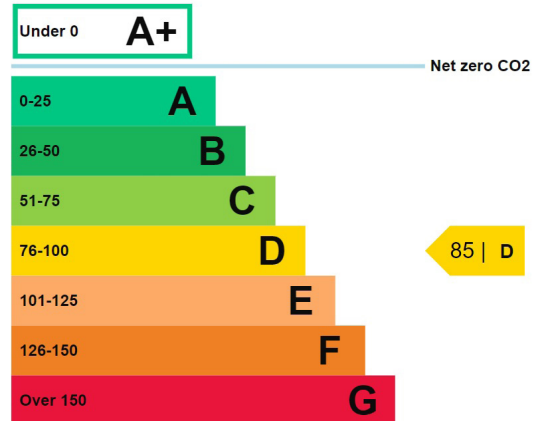
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not 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



Utilities

Mains services are available including gas, 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. NOVEMBER 2022.