



32
High Street
Cheadle
Stockport, SK8 1AL

**3,445
SQ.FT**



- Prominent two storey corner retail premises
- Rear loading available off Mary Street
- Floor Areas: GF: 1,900 Sq.ft / FF: 1,545 Sq.ft
- Additional basement storage area
- First floor storage/kitchen/toilet facilities
- RV: £52, 500 - Retail relief may be available
- Suitable for E use class - inc. food & drink
- New Lease/No Premium/Terms to be aged

Location

The property is located in the centre of Cheadle at the corner of High Street and Mary Street and is a short drive from the A34, M60 and Stockport town centre.

- Stockport: 3 miles.
- A34: 1 mile.
- M60: 0.5 miles.



Description/Accommodation

The property provides a corner two storey commercial retail building of traditional construction with brickwork elevations under a flat roof with rear loading access available off Mary Street. The property provides ground floor retail, office and storage accommodation with access to a small basement and rear yard and the first floor provides storage and office accommodation along with male and female toilets along with kitchen facilities.

Ground floor: 1,900 Sq.ft comprising:-

- Main sales: 1,008 Sq.ft - 23'6" width x 42'10" depth.
- Main rear sales: 489 Sq.ft - 16'8" x 29'4".
- Foyer: 63 Sq.ft - 6'5" x 5'2" plus 6'9" x 4'4".
- Rear store: 255 Sq.ft - 9'2" x 16'8" plus 9'6" x 10'4".
- Office: 85 Sq.ft - 7'11" x 10'9".

Access to basement and rear yard.

First floor: 1,545 Sq.ft comprising:-

- Main store: 978 Sq.ft - 36'5" x 26'8".
- Cloakroom: 60 Sq.ft - 11'4" x 5'5".
- Corridors/landing: 310 Sq.ft overall.
- Kitchen: 197 Sq.ft - 14'8" x 13'4".

Male & female toilet facilities.

Rateable Value

Rateable value: £52,500 - WHOLE BUILDING.
Small Business Rates Multiplier 2023/24: 49.9p.
TENANT RESPONSIBLE FOR NEW RV.
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

£45,000 per annum exclusive.
£3,750 per calendar month.

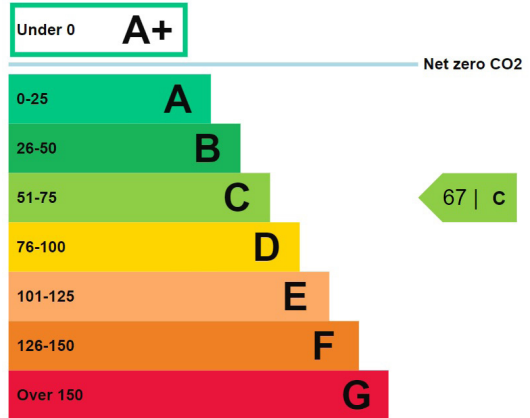
VAT

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



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. OCTOBER 2023.