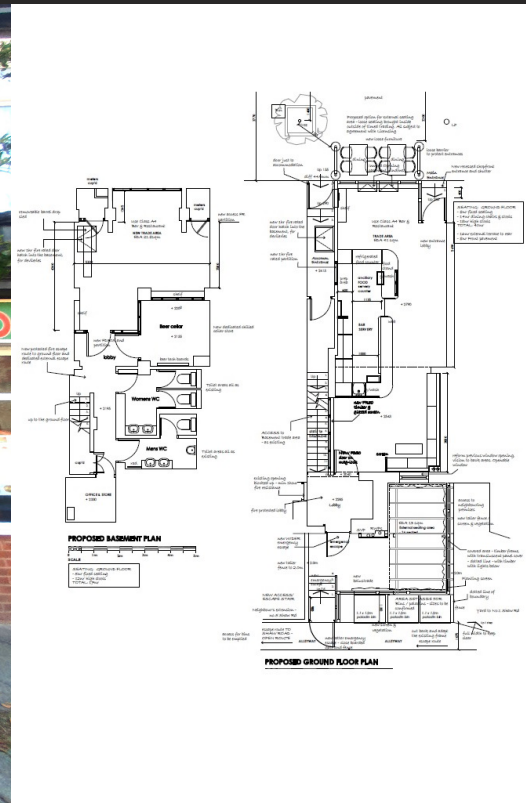


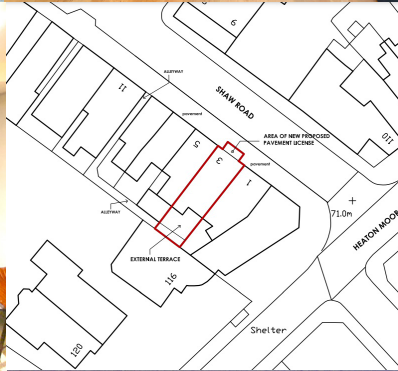
MBRE

BAR TO LET



3
Shaw Road
Heaton Moor
Stockport, SK4 4AG

**1,015
SQ.FT**



- Fully equipped bar premises in Heaton Moor
- Ground floor bar with external seating area
- Lower ground floor with pool room and stores
- Low RV: £6,400 - 100% SBRR - Nil rates
- Premium for fixtures/fittings of £30,000
- New Lease available - terms to be agreed
- GF: 573 Sq.ft plus outside seating/ LGF: 442 Sq.ft
- A4 Bar planning consent granted 01/10/2018

Location

The property is located close to the junction of Shaw Road and Heaton Moor Road and is a short drive to the main A6 Wellington Road North and Stockport town centre. Heaton Moor train station is 1 ten minute walk from the property.

- Stockport: 2 miles.
- M60: 2 miles.



Description/Accommodation

The property provides a fully fitted bar premises located on the popular Shaw Road which benefits from a number of food and drink outlets. 3 Shaw Road comprises bar area with indoor seating, foyer to the external seating area which benefits from being part covered by built in canopy. The lower ground floor provides additional seating within the pool room along with cold room for kegs, male and female toilets and store room.

Ground floor: 573 Sq.ft.

Main sales: 521 Sq.ft - 37'3" x 14'0".

Rear landing/foyer to rear: 52 Sq.ft - 7'11" x 6'6".

Lower ground floor: 442 Sq.ft.

Pool room: 283 Sq.ft - 22'11" x 12'4".

Cold room: 86 Sq.ft - 17'7" x 4'10".

Store: 33 Sq.ft - 5'6" x 5'11".

Corridors: 40 Sq.ft overall.

Male and female toilet facilities.

Rateable Value

Rateable value: £6,400.

Small Business Rates Multiplier 2023/24: 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/VAT

£24,000 per annum exclusive.

We understand that VAT is not payable at the property

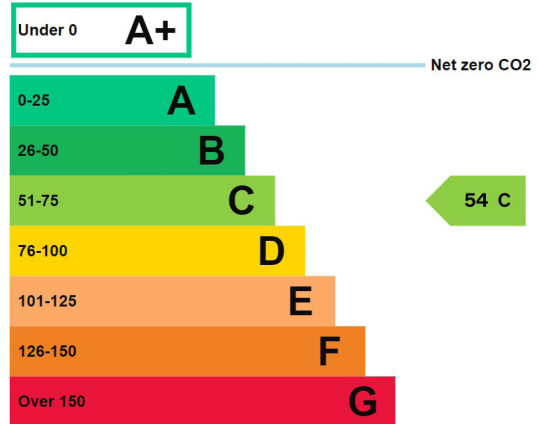
Premium

The Premium for goodwill, fixtures and fittings is set at £50,000 and subject to separate negotiation.

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. October 2023.