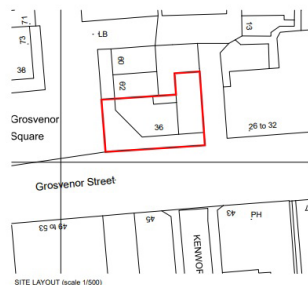


34/36/36a
Grosvenor Street
Stalybridge
SK15 2JN

34: 538 Sq.ft

36: 305 Sq.ft

36a: 424 Sq.ft

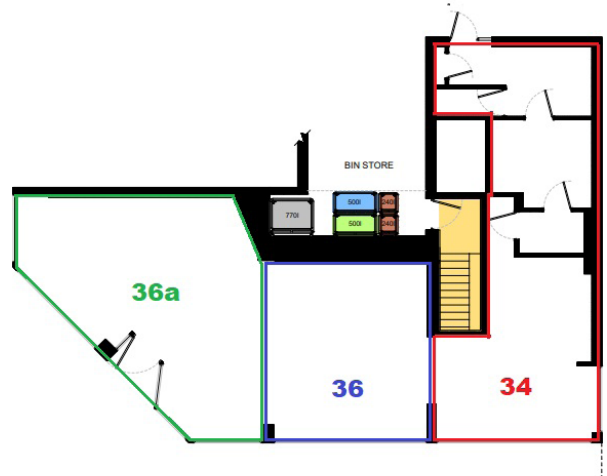


- Three separately accessed retail units
- Recently refurbished to shell condition
- Benefiting from toilet/kitchen/roller shutters
- Low RV's (TBC) - Anticipated Nil rates payable
- Located close to Wetherspoons/Tesco Extra
- Free parking at Tesco and Kenworthy Street
- Suitable for a variety of E use class operators
- New Lease/No Premium/Terms to be agreed

Location

34 Grosvenor Street is located in the the pedestrianised centre Stalybridge close to Wetherspoons and Tesco Extra superstore. The property is a short drive to Ashton-under-Lyne and the M60 and M67 motorways.

- M60: 3 miles.
- M67: 4 miles.



Description/Accommodation

The property provides three ground floor retail units which have been subject to recent refurbishment and each benefiting from private kitchen and toilet facilities, full height glazed shop fronts and external electronic security roller shutters.

Each retail unit is available on new Lease agreements and are suitable for a variety of E use class retail uses.

36a Grosvenor Street: 424 Sq.ft comprising open plan sales, store room, kitchen and toilet facilities.

36 Grosvenor Street: 305 Sq.ft comprising open plan sales, store room, kitchen and toilet facilities.

34 Grosvenor Street: 538 Sq.ft comprising open plan sales, store room, kitchen and toilet facilities.

To the rear is loading facilities accessed off Back Grosvenor Street.

Rateable Value

Rateable value: £12,500 WHOLE GF - TO BE SPLIT.
Small Business Rates Multiplier 2023/24: 49.9p.
TENANTS RESPONSIBLE FOR NEW RV'S.
Interested parties are advised to make their own enquiries with TMBC - 0161 474 5188/234 1103.

Terms

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

Rent/VAT

36a: £6,900 pax/£575 pcm.

36: £6,600 pax/£550 pcm.

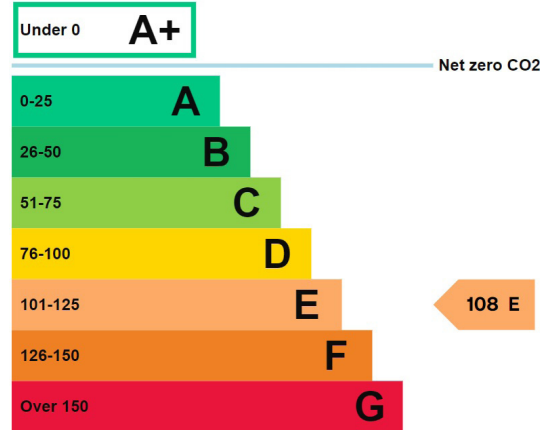
34: £8,400 pax/£700 pcm.

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 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.