



**66**  
High Street  
Cheadle  
Stockport, SK8 1AE

**1,415  
SQ.FT**



- Prominent two storey retail premises
- Former Greggs bakery retail premises
- GF: 858 Sq.ft / FF: 557 Sq.ft / plus rear store
- Suitable for a variety of E use classes
- RV: £21,250 - Retail relief may be available
- Located on High Street in Cheadle village
- Opposite to 1,802 space Massie St car park
- New Lease / No Premium / Terms TBA

## Location

The property is located fronting High Street in Cheadle village with rear access available on Wood Street. The property is a short drive to the A34, M60 motorway and Stockport town centre.

- A34: 0.5 miles.
- M60: 1 mile.
- Stockport: 5 miles.



## Description/Accommodation

The property provides retail and office accommodation within a two storey commercial premises of traditional construction with rendered brickwork elevations under a pitched and flat roof. The property provides ground floor sales, first floor storage, kitchen and toilet facilities and external gated bin store.

Ground floor: 858 Sq.ft comprising:-

Main sales: 620 Sq.ft - 11'11" x 58'0" less ramp and less stairs to first floor.

Rear store: 119 Sq.ft - 7'11" x 9'7" plus 10'1" x 4'1".

Corridors: 119 Sq.ft overall.

First floor: 557 Sq.ft comprising:-

Main store: 375 Sq.ft - 29'3" x 12'4" plus 3'9" x 2'11".

Kitchen: 87 Sq.ft - 6'1" x 14'2".

Corridors: 95 Sq.ft overall.

Male & female toilets.

## Rateable Value

Rateable value: £21,250.

Small Business Rates Multiplier 2023/24: 49.9p.

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

£27,000 per annum exclusive.

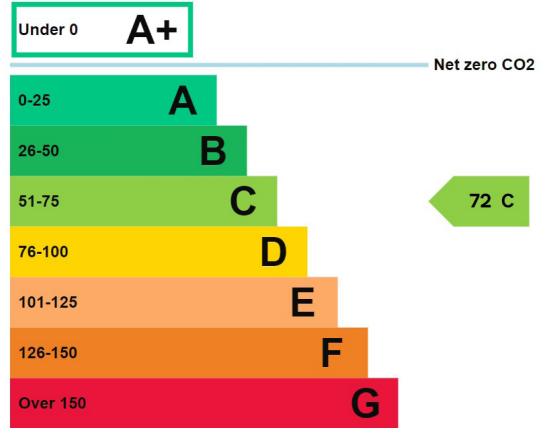
## VAT

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. October 2023.