



70-72
Buxton Road
Stockport
SK2 6NB

**1,230
SQFT**



- Retail Trade Counter/Showroom
- Extremely Prominent
- Direct Frontage onto Buxton Road
- Three Phase Power
- Large Car Park located to the rear
- Also suitable for E Classes
- 0.7 miles from Junction 23 M60

Location

The property is directly fronting Buxton Road on the junction of Nangreave Road with return frontage onto Hallam Street. The property benefits from excellent transport links sitting within very close proximity to the train station and the main regional road networks

M60 - 2.5 miles

Stockport - 1.5 miles

Manchester - 6.5 miles

Stockport Train Station - 1 mile

Davenport Train Station - 0.4 miles



Description

A 1,230 sq.ft. self contained ground floor office showroom unit. The property can be summarised as follows

- Of traditional Construction with full height brick elevations
- Providing a mix of office/trade counter space, kitchen and workshop/storage/showroom space
- Additional 548 sqft of good quality basement storage
- Extremely prominent. On the junction of Nangreave Road with direct main road frontage onto Buxton Road
- Suitable for traditional retail/showroom/trade/office/medical or other uses that fall within the "E" Classes
- 2.84 m Max Headroom with a side loading door. Width 1.55m Height 2.42m
- Large public use car park located to the rear of the site

Services

All mains services available to the property. Electricity, Gas, water and drainage

Rateable Value

For information on rates please visit www.voa.gov.uk

Rent

£16,500 per annum exclusive

EPC

Available on request

Terms

On leasehold basis with terms to be agreed



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE

Michael Blackshaw mb@mbre.space 07792201467

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