



**27**  
Buxton Road  
High Lane  
Stockport, SK6 8DR

**1,370  
SQ.FT**



- Two storey retail premises with parking
- Established Food & Drink trading location
- Suitable for restaurant/cafe/bar/retail/office
- Low RV: £9,800 - 100% SBRR - Nil rates
- Canal side property/potential outdoor seating
- On-site parking/loading/outdoor opportunity
- Historic A3/A5 restaurant/takeaway use
- New Lease - No Premium - Terms TBA



## Location

The property is located fronting Buxton Road in the heart of High Lane adjacent to the Macclesfield Canal and a short drive to Hazel Grove, Stockport and the A555 relief road.

- Hazel Grove: 2 miles.
- Stockport: 5.5 miles.
- A555: 1.2 miles.



## Description/Accommodation

The property occupies the ground floor, part first floor and basement of a four storey mixed commercial and residential building of traditional construction with brickwork elevations under a pitched slate roof and part flat roofs. To the side of the property there is vehicular access for parking/loading and access to the basement. To the rear the property benefits from a yard/garden area which can be used for retail purposes.

Ground floor: 788 Sq.ft overall comprising:-  
Main sales: 326 Sq.ft - 18'6" width x 17'5" depth.  
Mid sales: 72 Sq.ft - 5'10" x 13'10" less stairs.  
Mid sales: 24 Sq.ft - 7'3" x 3'3".  
Corridor: 28 Sq.ft - 2'11" x 9'6".  
Store: 105 Sq.ft - 8'9" x 11'10".  
Former cold room: 51 Sq.ft - 6'4" x 8'0".  
First floor landing: 8 Sq.ft - 2'6" x 2'10".  
Office/store: 103 sq.ft - 10'3" x 10'0".  
Office/store: 71 Sq.ft - 6'5" x 10'5".

Basement: 582 Sq.ft overall comprising:-  
Main store: 372 Sq.ft - 20'10" x 17'10".  
Mid store: 102 Sq.ft - 14'11" x 6'10".  
Mid store: 53 Sq.ft - 8'5" x 6'0".  
Rear store: 55 Sq.ft - 5'11" x 9'4".

Toilet facilities available at first floor level.

## Rateable Value

Rateable value: £9,800.

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

£17,500 per annum exclusive.

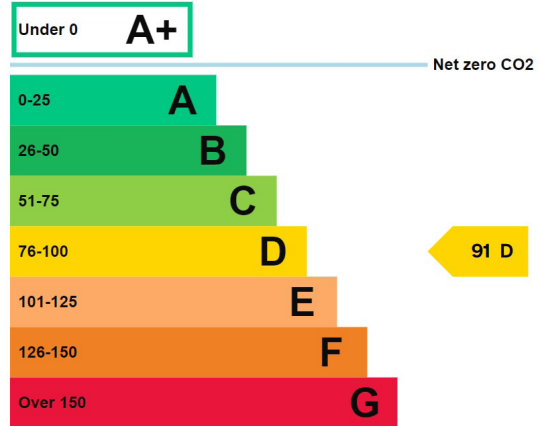
## VAT

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. JANUARY 2024.