



Unit G1A

Ground Floor
Welkin Mill, Welkin Road
Stockport, SK6 2BL

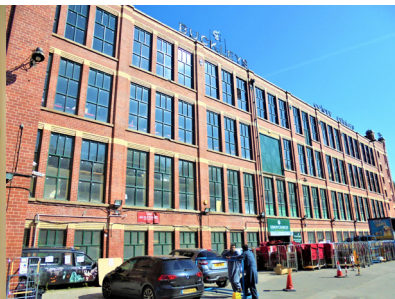
**925
SQ.FT**



- Forming part of Welkin Mill Business Centre
- Self contained ground floor storage unit
- Double door entrance with roller shutter
- Main office/store with additional rear office
- Private toilet facilities
- Substantial car parking on site and close by
- Low RV - 100% SBRR available

Location

Welkin Mill is located 2 miles from J25 of the M60 Motorway at Bredbury, 1 mile from Portwood roundabout, 1.5 miles from Stockport town centre, 1 mile from the newly improved St. Mary's way bypass and 1.7 miles from the A6 Wellington Road South.



Description/Accommodation

The property occupies the ground floor of the Welkin Mill commercial business centre and is of traditional construction with brickwork elevations under a flat roof. The property benefits from private double door entrance with security roller shutter. The property has private toilet facilities and car parking is available on and around the site.

Ground Floor out building: 800 Sq.ft.

Entrance foyer: 50 Sq.ft - 8'5" x 5'5".

Main office/store: 518 Sq.ft - 18'5" x 27'11".

Corridor: 68 Sq.ft - 13'9" x 4'10".

Rear office/store: 164 Sq.ft - 18'11" x 8'7".

Toilets block: 125 Sq.ft overall.

Ceiling height: 9'3".

Main access door: 4'8" width x 6'5" height.

Rateable Value

Rateable value: £TBC

Small Business Rates Multiplier 2023/24 - 0.49p.

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 term to be agreed.

Rent

£7,200 per annum exclusive. VAT is payable.

£600 per calendar month. VAT is payable.

VAT

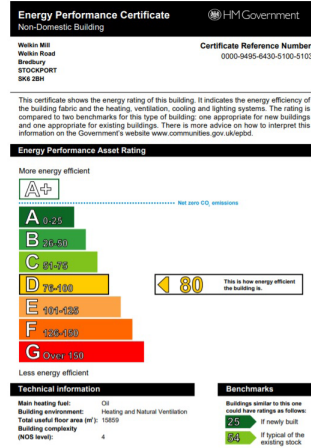
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is payable at the property.

Service Charge

A service charge is payable in full by the prospective Tenant. Approx. £720 per annum - 10% of rent.

EPC Rating



Utilities

Electricity: £60 Meter charge. Charged at £0.27/Kwh.

Water: £120 current yearly charge.

Building Insurance

The Landlord will insure the building. Tenants will contribute to the annual premium. £960 current year.

Legal Costs

The Landlord will produce a Lease in house and there will be no payment of legal costs required by the Tenant.

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.