



First floor

Grosvenor House
16 Grosvenor Road
Cheadle Hulme, SK8 5QJ

**860
SQ.FT**



- Self contained first floor office with parking
- Open plan office with one private office
- Private kitchen and toilet facilities
- Low RV: £7,700 - 100% SBRR - Nil rates
- Low Rent: £10,200 pa - £850 pcm
- Service charge: £2,160pa/Ins: £300pa
- On street car parking off Grosvenor Road
- New Lease - No premium - Fully available

Location

The property is located on Grosvenor Road a short drive from the centres of Cheadle Hulme and Stockport and ten minute drive to the M60 Motorway.

- Stockport: 3 miles.
- Cheadle Hulme: 1 mile.
- M60: 3 miles.



Description/Accommodation

The property occupies the first floor of a two storey office premises of traditional construction with brickwork elevations under a pitched roof. Externally there is a communal car park with designated parking for 2 vehicles.

Access to the office is via communal ground floor main door with stairs to the first floor. The office comprises open plan office, one private office plus kitchen and toilet facilities.

First floor: 860 Sq.ft overall - 47'9" x 19'4" Less stairs and toilet.

Parking locations to be determined by the Landlord and may be subject to change.

Rateable Value

Rateable value: £7,700.

Small Business Rates Multiplier 2022/23: 49.9p.

100% SBRR available - Nil rates payable.

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 3 year term.

Rent

£10,200 per annum exclusive. VAT is payable.

£850 per calendar month. VAT is payable.

VAT

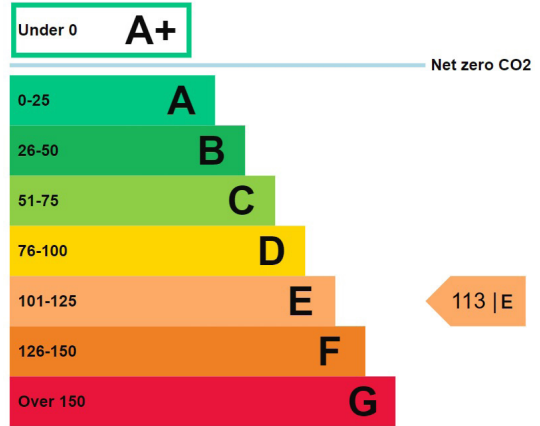
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is payable at the property.

Service Charge

Service Charge includes gas, water, security, car park maintenance. Estimated £2,160 pax/£180pcm.

EPC Rating



Utilities

Mains services include gas, electricity, water and drainage. Electricity payable direct to supplier.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Estimated £300 per annum.

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. FEBRUARY 2023.