

MBRE

RESTAURANT TO LET



6-8
Shaw Road
Stockport
SK4 4AE

**2,765
SQ.FT**

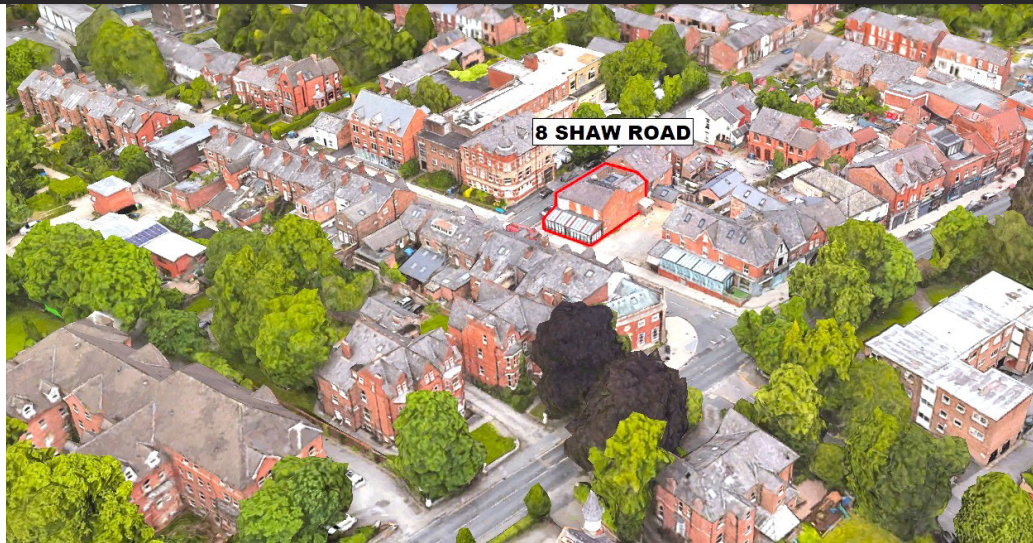


- Fully refurbished restaurant premises
- Former Kushoom Koly Indian restaurant
- Long established strong trading location
- Ground floor: 1,968 Sq.ft restaurant/kitchen
- Lower ground floor: 797 Sq.ft toilets/stores
- Front and side loading facilities available
- Shell condition ready for Tenant fit out
- Suitable for all restaurant/food operators

Location

The property is located fronting Shaw Road in the heart of Heaton Moor and is a short drive to Wellington Road North (A6), Levenshulme and Stockport town centre.

- Stockport: 1.5 miles.
- Levenshulme: 2 miles.
- M60: 1.5 miles.



Description/Accommodation

The property provides a fully refurbished ground floor and basement restaurant premises of traditional construction with brick work and rendered elevations and a fully glazed single storey front extension. The property provides plastered internal walls, kitchen hood and extraction units and is ready for Tenant fit out.

Ground floor: 1,968 Sq.ft comprising:-

- Front sales: 36'7" x 23'8" plus 21'1" x 14'6".
- Rear sales: 7'4" x 14'1" plus 4'5" x 9'1".
- Foyer to toilet: 12'1" x 6'2".
- VIP area: 9'6" x 21'2".
- Kitchen prep area: 9'10" x 10'9".
- Rear foyer: 3'11" x 11'5".
- Kitchen: 18'2" x 13'4" less 5'1" x 4'3".

Lower ground floor: 797 Sq.ft comprising:-

- Foyer: 5'2" x 13'2".
- Cold room: 10'5" x 10'2".
- Corridor: 27'10" x 3'6".
- Male toilet: 6'1" x 11'11".
- Female toilet: 6'5" x 13'9".
- Store: 19'11" x 14'11".
- Utility room: 6'3" x 9'10".

Rateable Value

Rateable value: £TBC - Property removed from rating list.
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

£78,000 per annum exclusive.
£6,500 per calendar month.

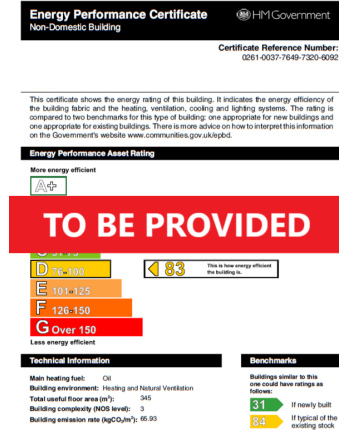
VAT

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. MAY 2024.