

331-333

Wellington Road North
Heaton Chapel
Stockport, SK4 4QG

**1,585
SQ.FT**

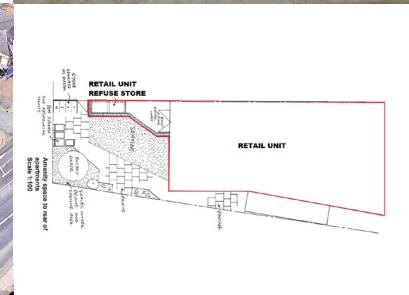
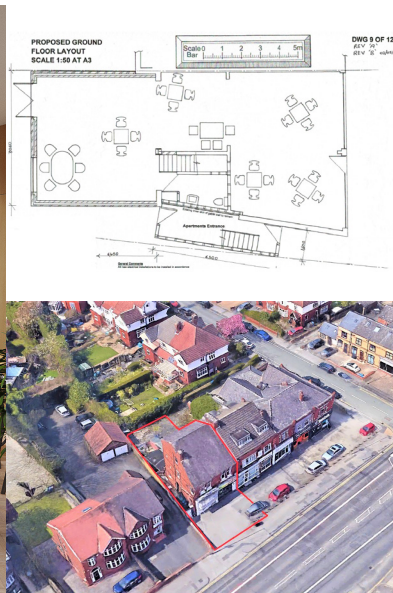
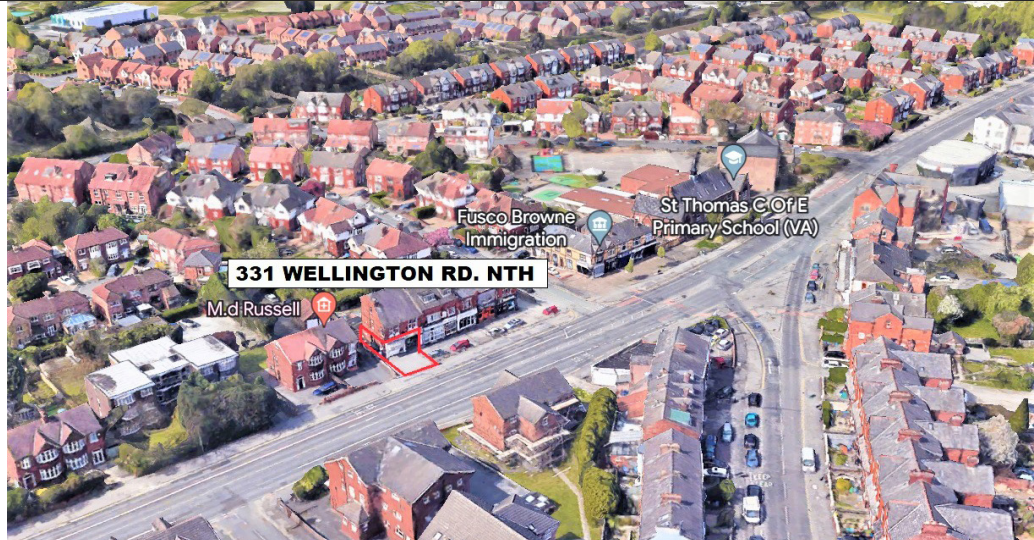


- Fully renovated double fronted restaurant unit
- Ground floor: 1,210 Sq.ft open plan unit
- Lower GF: 375 Sq.ft shell for toilets/stores
- External dedicated rear refuse bin store
- Property available in shell condition
- Consent granted for external front canopy
- Potential for bi-fold door shop front TBA
- Existing low RV's £3,350 & £6,300 - Nil rates

Location

The property is located fronting Wellington Road North in Heaton Chapel close to the centres of Heaton Moor, Levenshulme and Stockport. The M60 is a short drive from the property.

- Stockport: 2 miles.
- M60: 2.5 miles.



Description/Accommodation

The property provides a renovated and extended double fronted end of terrace property with the benefit of full planning consent granted for the addition of external canopy to the front of the property with a 4m projection and 3m rear height and 2.6m front height to provide outdoor seating for restaurant use - Planning Ref: DC/087151. There is also the potential to install bi-folding doors to the shop front to provide an open dining experience.

331-333 Wellington Road North ground floor: 1,210 Sq.ft. overall comprising:-

Main front sales: 510 Sq.ft - 26'2" average width x 19'5" average depth.

Mid sales area: 273 Sq.ft - 21'11" average width x 12'5" average depth.

Rear sales area: 427 Sq.ft - 21'0" average width x 20'4" average depth.

Lower Ground floor: 375 Sq.ft overall including store rooms and male and female toilet areas.

Store: 68 Sq.ft - 6'1" x 11'2".

Lobby: 26 Sq.ft - 6'8" x 3'9".

Male & female toilet area: 281 Sq.ft over with capped services for 3 x ladies cubicles/1 x male cubicle plus urinals.

Rateable Value

331 WRN Rateable Value: £3,350. New RV required.
333 WRN Rateable Value: £6,300. New RV required.
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

£35,000 per annum exclusive.

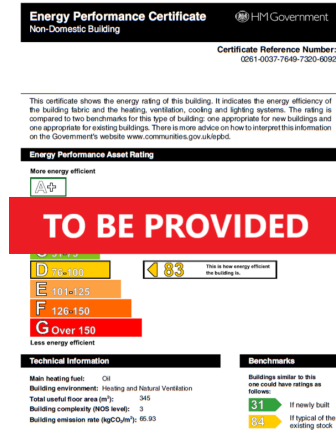
VAT

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. JULY 2024.