

Units 1 & 2

Shaw Road
Heaton Moor
Stockport, SK4 4AE

**1,058
SQ.FT**



- Part of a mixed use new development
- Two available GF A1 retail units
- Located in popular Heaton Moor
- Shell condition ready for Tenant fit out
- Units available separately or combined
- Rear loading and on street parking
- A1 trading hours 8am - 8pm granted

Location

The property is located on Shaw Road and occupies a prominent position in a popular and busy mixed commercial and residential location.

Neighbouring occupiers include Tusk, Cassidy's bar, Raja Brothers, Pokusevski+Catena, That Hair Place, The Barber Shop, Bottle, Kushoom Koly, The Plough on the Moor, Co-Op and The Elizabethan.

The property is approximately 2 miles from Stockport town centre, 2 miles from J1 M60 and 6 miles from Manchester city centre.



HEATON MOOR



Description/Accommodation

The two available retail units will occupy the ground floor of a new purpose built mixed use commercial and residential four storey development with residential living accommodation on first, second and third floors. The ground floor units totals approximately 1,058 Sq.ft with retail unit 1 being 400 Sq.ft and retail unit 2 being 658 Sq.ft. The units can be taken separately or combined.

Retail unit 1: 400 Sq.ft. - 16'1" x 24'11".

Retail unit 2: 658 Sq.ft. - 30'3" x 18'3" plus 16'1" x 6'3"

NOTE: As a condition of planning the retail use must be A1 and trade between the hours of 8am and 8pm.

Rateable Value

The properties have yet to be assigned a Rateable Value.
Small Business Rates Multiplier 2018/19: 48p.

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

Retail unit 1: £9,000 per annum exclusive.
Retail unit 2: £14,500 per annum exclusive.

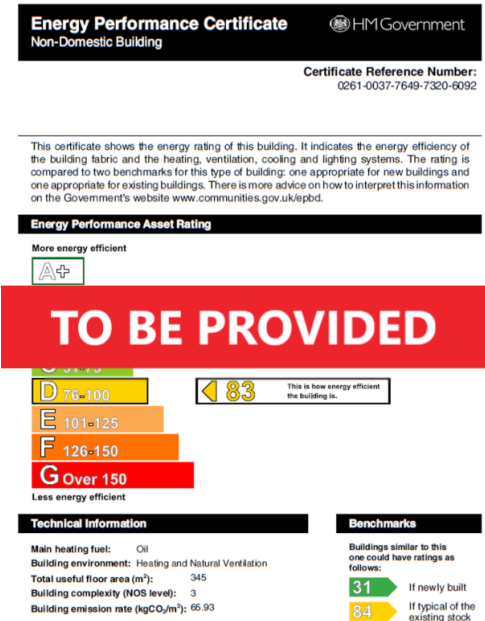
VAT

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



Building Insurance

The Landlord will insure the building. Tenants will Contribute to the annual premium. Details from MBRE.

Legal Costs

Tenants may be required to contribute towards 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. APRIL 2019.