

258e Finney Lane
Cheadle SK8 3QD
£11,950 P.A

Site Plan Scale 1:500



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P.A £11,950 P.A

TO LET by way of a New Lease, A New Build Lock Up Shop (Retail Use Only A1).

Situated in the centre of Heald Green and on the corner of Finny Lane/Neal Avenue. This unit is at present under construction. It will comprise of a single storey unit under a pitched tile roof. It is anticipated the unit will be completed in the next three months.

The unit is ideal for a start up retail unit or someone looking to expand into a unit which is not too large with sensible overhead costs.

Heald Green is a thriving village some nine miles south of the city centre. Within a couple of hundred yards is Heald Green Station. Both the M56/M60 Motorways are within a few miles as are other centres such as Cheadle, Cheadle Hulme, Gatley, Handforth etc.

A Great opportunity rarely available in Heald Green.

The property will be finished as a shell and the incoming tenant will have to carry out their own fitments. Gas supply, water, electric together with a WC will be installed.

Measurements -
Frontage 4.4 metres
Depth 9.15 metres

Tenure:
Council Tax:

Total Floor Area = 41/8 sq.m. (450sq.ft.) approx.

Lease Terms:

Lease by Negotiation, however rent reviews will be every 3 years and on an F.R.I. basis.

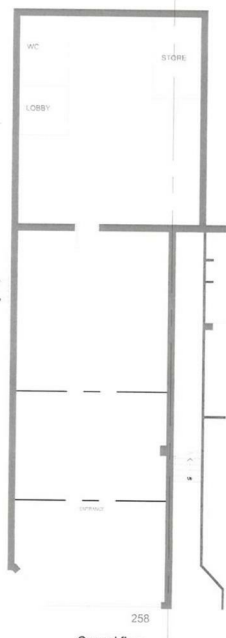
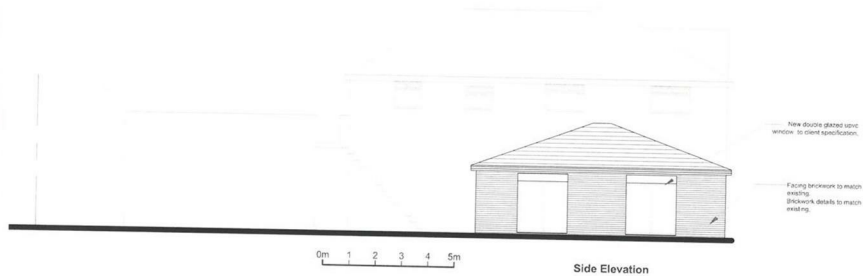
Legal Costs

Both parties will pay their own legal fees.

Special Note:

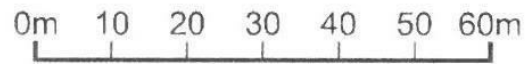
The Landlord reserves the right to either ask for a holding deposit/personal guarantee where the lease is in the name of a limited company.

- Lock Up Shop
- Retail A1
- New Build Unit
- Planning Ref DC/083455 19/04/23
- Length of Lease by Negotiation
- Good Corner Unit
- 450 sq.ft. (41.8 sq.m.) approx.

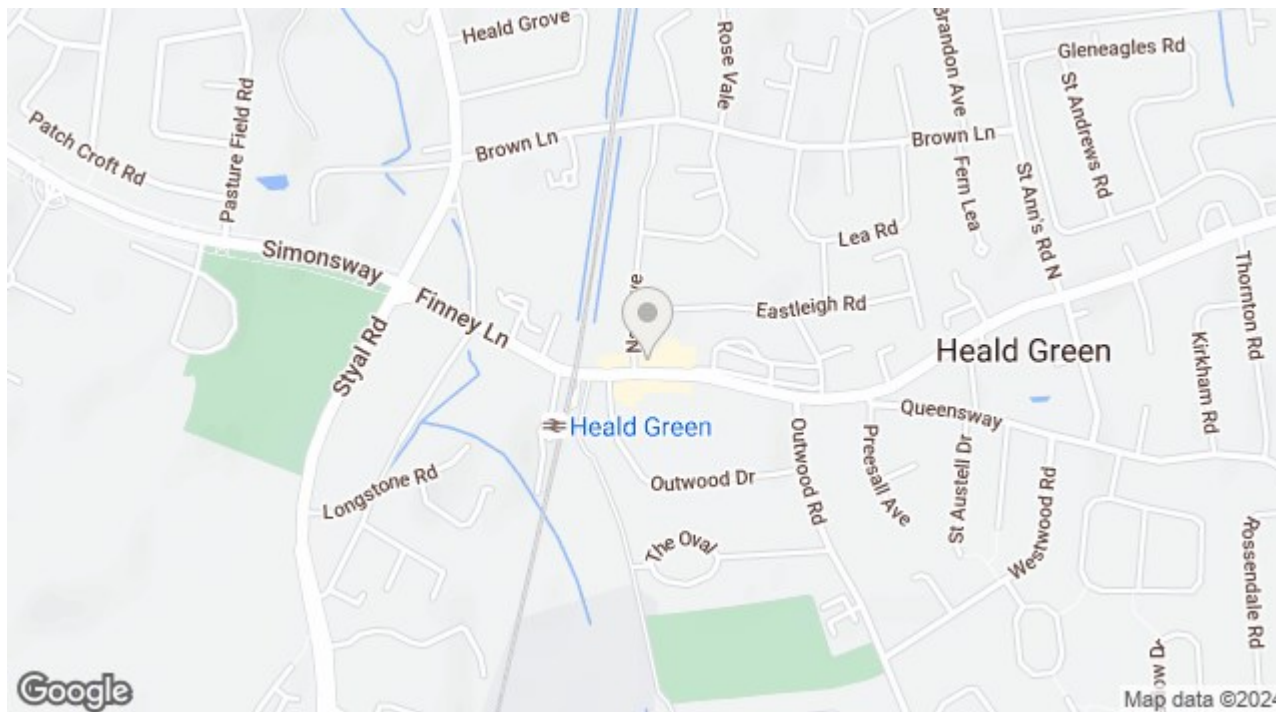




Location plan Scale 1:1250



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

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