



34b Stockport Road  
Cheadle SK8 2AA  
£2,500 Per Annum

**MAIN  
M&IN**  
SALES · LETTINGS · AUCTIONS

# 34b Stockport Road

## Cheadle SK8 2AA Per Annum £2,500 Per Annum

A Single Storey Detached unit. Available on a new lease plus car parking space.

Wash Room  
Corner Wash Basin. The Room is carpeted.

This unusual property lies on Stockport Road with a secure gated area. It is ideal for a trader looking for a base in South Manchester with extremely low overheads.

Car Parking Space

It lies just off Cheadle centre and within a mile of the M60. Other centres are close by. Don't miss this one, very rare indeed!

Lease  
Available by way of New Lease  
3 Year Reviews. Tenant to pay for Buildings Insurance.  
Legal Costs  
Both parties are to pay their own legal costs.

- Single Storey Unit
- New Lease
- Term to be agreed

Main Room  
45'11"29'6" x 45'11"29'6"  
PVCU Double Glazed front window and door.  
Security Grill to Window.

Separate WC  
Low Level WC

Tenure:  
Council Tax:

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

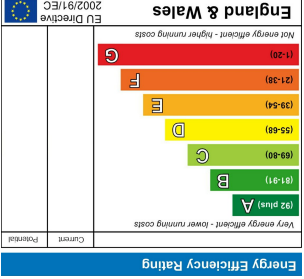
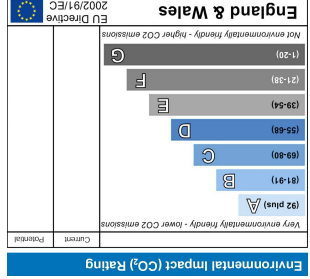


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**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



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.

