

Bramhall

14 Woodford Road, Bramhall, Stockport, SK7 1LL

To Let

on behalf of

Sainsbury's



Quoting Rent
£35,000 pa



Size
2,967 sq ft



Prominent location
**First Floor Office
Premises**



Planning
Class E

Get more information

Joel Lawson

+44 (0)151 471 6735

+44 (0)7799 478 507

joel.lawson@avisionyoung.com

**AVISON
YOUNG**

Office premises To Let

14 Woodford Rd, Bramhall, Stockport SK7 1LL

Location

The subject property is located in Bramhall, an affluent suburb of Stockport, situated approximately 14 miles south of Manchester City Centre.

The property comprises first floor office premises located in a highly prominent town centre location close to the junction of Bramhall Lane South, Ack Lane East and Woodford Road. The property benefits from close proximity to local shops and services and is located close to Bramhall train station.

Description

The premises comprise first floor office premises located above a new Sainsbury's Local convenience store. The accommodation is arranged as open plan office accommodation fitted to a good standard. The accommodation provides the following approximate floor areas:

Floor	Area (sq ft)	Area (sq m)
First Floor	2,967	275.64

Quoting Rent

£35,000 per annum exclusive.

Lease

Available by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

The premises are to be assessed for Business Rates purposes.

Interested parties should carry out their own investigations.

EPC

The premises have an Energy Performance Rating of C. An EPC certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

TBC

VAT

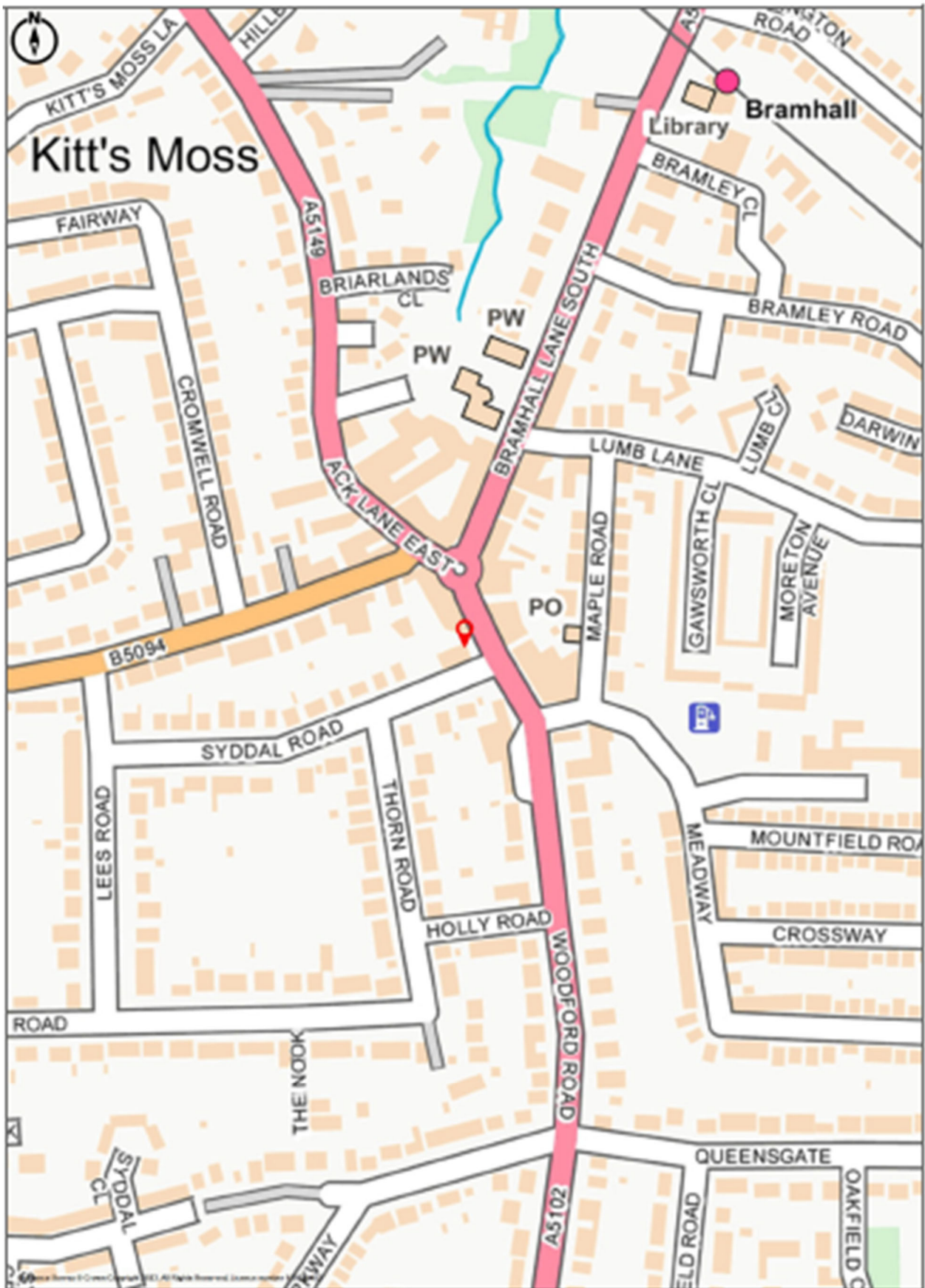
VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Properties](#)

Office premises To Let

14 Woodford Rd, Bramhall, Stockport SK7 1LL



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Office premises To Let

14 Woodford Rd, Bramhall, Stockport SK7 1LL



To find out more, please contact:

Joel Lawson

+44 (0)151 471 6735

+44 (0)7799 478 507

Joel.lawson@avisonyoung.com

October 2023

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoungretail.co.uk