

**33 School Lane, Stockport, SK4 5DE**

**£900**

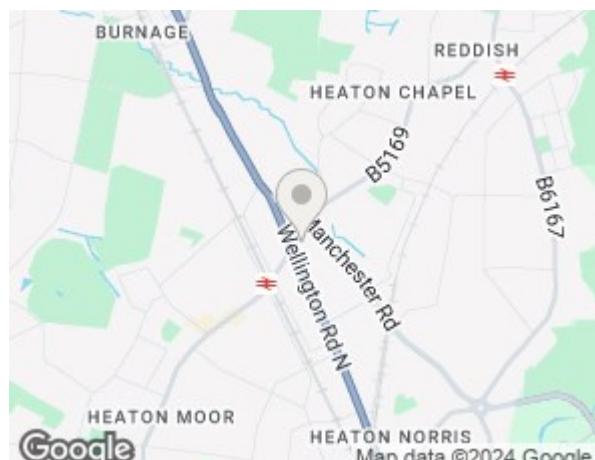
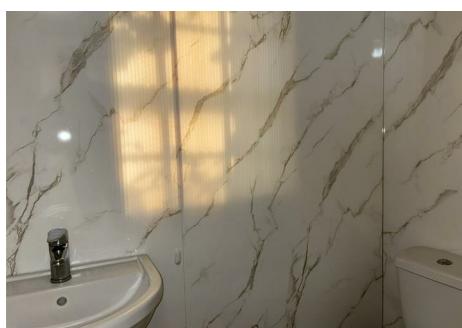
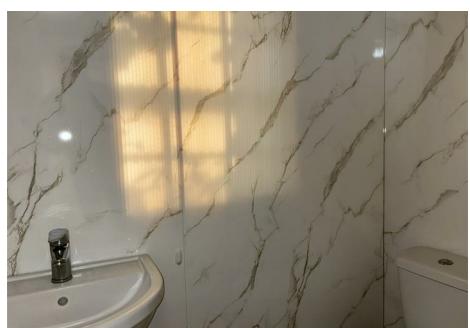
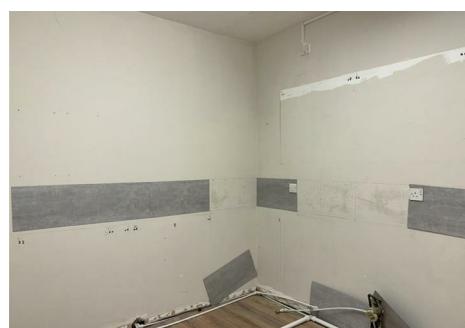
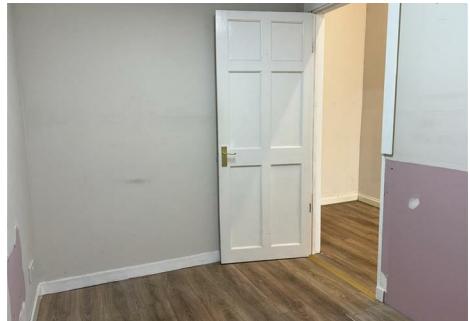
- Spacious Commercial Premises
- On Street Parking for Customers
- Great Transport Links
- Lease Length \*\*\*
- Business Rates Cost: £4,900
- Good Foot Fall
- Kitchen & Bathroom Already Installed
- Two Month Rent Advance Required
- Deposit: £1038
- EPC: On Order

Located on School Lane in the charming area of Heaton Chapel, Stockport, this commercial property is a gem waiting to be discovered. Boasting a spacious interior with three rooms, this property is ideal for setting up your very own beauty shop.

With a kitchen and toilet already conveniently situated within the premises, this property offers both functionality and comfort. The prime location ensures high footfall, making it a lucrative opportunity for any aspiring entrepreneur.

Available instantly, this property presents a fantastic chance to establish your business in a bustling area. Don't miss out on the chance to make this commercial space your own and turn your entrepreneurial dreams into reality.

The landlord has requested a 5 week deposit and a two months rent in advance to be able to secure the property. If you are interested and would like to arrange a viewing, please call Kingsdale Estates on 0161 560 2915.



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	

## Viewings

Viewings by arrangement only. Call 07495 419 068 to make an appointment.