



## 414 Reddish Road, Reddish, Stockport SK5 7AA £700 Per Calendar Month

**\* PRIME COMMERCIAL PROPERTY WITH CELLAR \*** Sanderson James are pleased to offer for rent this commercial property with a prime Reddish location. The property is on the main road through Reddish with a large Morrisons on one side and Houldsworth Square to the other. This commercial property is well presented and briefly comprises of the shop with large window's for full displays, to the rear there is a kitchenette and utility area and offers access to the WC. Below is the cellar which is large and an ideal storage space. The property also benefits from access to the rear yard area. Please watch the video then contact the office to arrange viewings to appreciate the potential this commercial property has to offer.



**Retail/Office space**  
29'10" x 9'10" (9.1 x 3)

**Kitchen**  
9'6" x 11'1" (2.9 x 3.4)

**WC**  
2'3" x 12'5" (0.7 x 3.8)

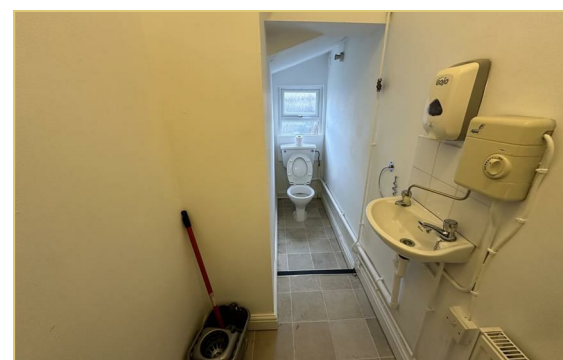
**Cellar**

**Property Viewings**

Due to the current Government restrictions we are conscious of everybody's health concerns at this time. We are happy to show people around properties within certain guidelines. Firstly you need to watch the video and be sure that you want to purchase this property. Each video has a reference code at the end that you will be required to inform us what the code is before we will book you in to view the property. You will not be allowed to enter the property without a face covering. The viewing will be conducted in a socially distanced manor.

**sales opening hours**

**OPENING HOURS** We are open 6 days a week. **Monday - Wednesday 9.30am - 6.00pm, Thursday 9.30am - 8.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (59-80) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	60		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

*Although every effort has been made to ensure the accuracy of this floor plan, we cannot accept any responsibility for errors. This floor plan was created using software provided by Quick Floor Plans Ltd.*

