

**TO LET**



## PROMINENT RETAIL PREMISES

52m<sup>2</sup> / 560ft<sup>2</sup>

**8 London Road North  
Poynton  
Stockport  
SK12 1QZ**

- Highly Prominent Position
- 2 Car Parking spaces
- Suitable for a variety of uses under Class E

## LOCATION

The unit is located on the east side of London Road North (A523), within the affluent village of Poynton. Stockport Town Centre is located approximately 5 miles north. Poynton Train Station is located approximately 0.5 miles west with train routes to Manchester City Centre. Other notable occupiers in the area include, Pizza Express, Costa Coffee and Waitrose.

## DESCRIPTION

The property comprises a ground floor retail unit with a sales area to the front and a storage, kitchen and WC facilities to the rear. The unit is mainly carpeted throughout with a suspended ceiling incorporating spotlights and a glazed shop frontage. The unit has been partitioned to create separate rooms but can be returned to open plan layout should an incoming tenant wish to do so.

Externally, there are two car parking spaces which are reserved for the retail unit located at the rear of the building.

The property is available immediately.

## ACCOMMODATION

As measured to Net Internal Area, in accordance with the RICS Code of Measuring Practice the area of the unit is as follows:

Sales	40m <sup>2</sup> / 430ft <sup>2</sup>
Storage	6m <sup>2</sup> / 65ft <sup>2</sup>
Kitchen	6m <sup>2</sup> / 65ft <sup>2</sup>

## LEASE

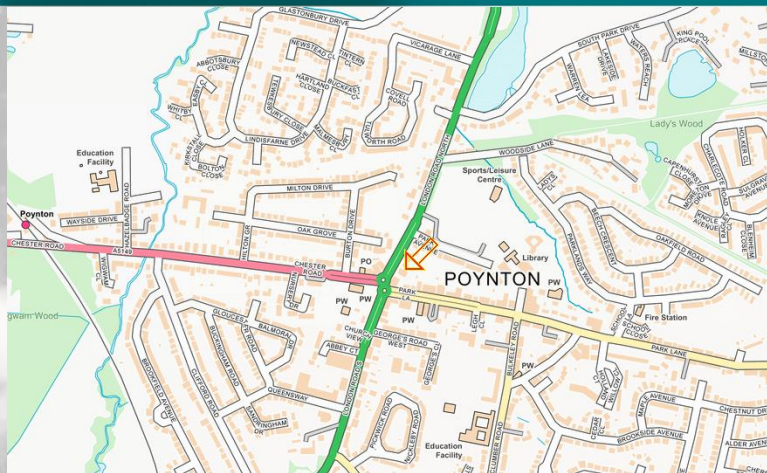
The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of **£16,000 per annum exclusive**.

## BUSINESS RATES

The property has a rateable value of £11,000 from April '23. Small businesses may be exempt from paying rates, but further enquiries should be made direct with the local authority.

## CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.



## VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT.

## VIEWING

By appointment with the sole agent,

**W T Gunson** for the attention of:

**Josh Hill**  
[josh.hill@wtgunson.co.uk](mailto:josh.hill@wtgunson.co.uk)

**Matt Styles**  
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