

250 Finney Lane
Cheadle SK8 3QD
£25,000 Per Annum

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Cheadle SK8 3QP £25,000 Per Annum

TO LET - Either as a whole or separately, a Ground Floor Lock Up Unit plus First Floor Office space (with separate access).

Situated in the heart of Heald Green Village, this prime unit offers a very rare opportunity to acquire a Ground Floor Unit with Office Space above if required (available separately). The Ground Floor has an attractive glass shop front. Internally, there is Gas Central heating and air conditioning.

The Ground Floor area is 1242 sq.ft. approximately. Heald Green Village is situated only a few miles from both the M56/M60 Motorways. Within the Village is a train station and excellent local shops to include many supermarkets. It represents an ideal situation for someone to expand their operations in South Manchester.

Tenure:
Council Tax:

- Lock up Unit
- Gas Central Heating
- Air Conditioning
- Available by way of a New Lease
- Terms to be agreed
- Central Village location
- Ground Floor Area 1242 sq.ft. approx.

Shop
Width 12'4" x 16' (199 sq.ft.)
plus 34'7" x 16'3" (561 sq.ft)

Passage 15'1" x 3' (45 sq.ft.)
Feature Glass Screen Office 31' x 12'9" (295 sq.ft.)
Toilet 6' x 4'9" (White Suite) (28.50 sq.ft.)
Kitchen 14'3" x 8' (114 sq.ft.

Total Area 1242 sq.ft. (115.41 sq.m.)

Suspended Ceilings with Inset Lighting and Air Conditioning.
The Kitchen has fitted units and rear door.
Fitted Gas Boiler

Lease Terms
Length of Lease by Negotiation.
Rent Review at the end of every third year.
F.R.I. Terms
Rent £25,000 per annum

Legal Fees
Both Parties to pay their own legal costs.









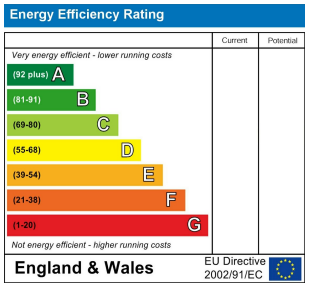


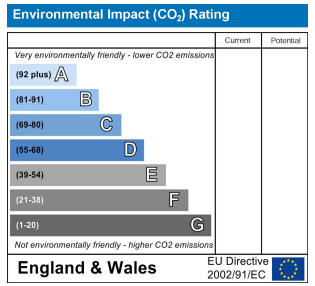
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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is 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.





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Company Registration No. 5615498