

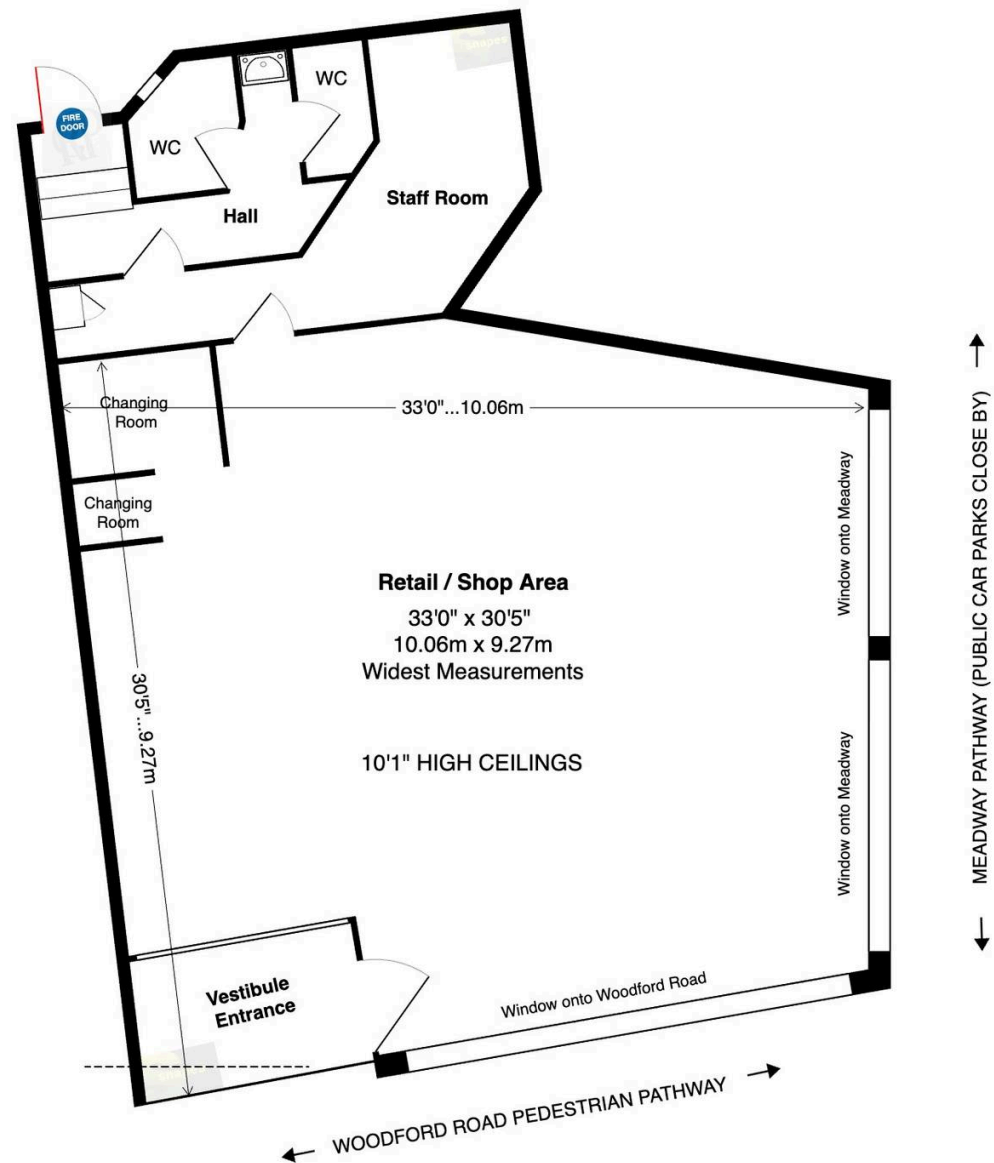


SNAPES

Riva Menswear, 31 Woodford Road – SK7 1JN  
£35,000



# Ground Floor Corner Position Commercial Unit







**Retail / Shop Area**

33'0" x 30'5"

10.06m x 9.27m

Widest Measurements

10'1" HIGH CEILINGS







## Description

### **Viewings Strictly By Appointment Only – Please call 0161 440 8700 to arrange a visit**

WHAT AN OPPORTUNITY to occupy one of Bramhall's most recognisable and prominent commercial units! If you are searching for commercial or retail space in Bramhall then we could understand a degree of excitement at seeing this unit come to the market. Be seen by hundreds, maybe thousands of pedestrians and cars each week. Join the already fantastic range of businesses who help to make Bramhall Village a property hotspot and wonderful place to live.

**This ground floor unit is offered TO LET for £35,000 Per Annum and is located in the thriving village of Bramhall.**

**Please note:** The building is subject to VAT, so the gross rent payable is £42,000 including VAT.

Boasting an impressive return corner plot window coverage spanning both Woodford Road and Meadway, and located a stones throw from the public car parks.

With an open plan front measuring 33'0" wide by 30'4" deep (maximum measurements) the light bright and airy unit has 10'01" high ceiling space in the main front retail / shop zone which adds even more visual space and the potential for interesting interior designs.

Fronting onto Woodford Road and arguably one of the busiest stretches due to its proximity and position in relation to both the public car parks, the position is second to none with the busy footfall and passing traffic. Well reputed neighbouring business are another benefit, bringing in a steady stream of shoppers, with Superdrug next door and Tesco Express Petrol Station opposite being the two closest household brands.

In addition to the large open plan front zone, which has 2 changing rooms, there is a staff room, storage area to the rear of the unit, plus 2 WCs.

Access out to communal rear space with 1 parking space included with a shared access point off Maple Road.enerating your brochure.



## **General Terms:**

The property is available on a new effective full repairing & insuring lease for a minimum of 10 years.

A deposit will be required, the amount to be discussed during application stage but no lower than the equivalent of one months rent..

**Services:** such as gas, water, drainage and electric are not included but are available.

**Legal Costs:** The Tenant will be responsible for the landlords legal costs in drawing up the lease.

**Note:** This property is being let on behalf of someone connected to Snapes Estate Agents (Bramhall) Limited.

**EPC Rating:** Report ordered.

**Electric:** No Gas

**Rateable Value:** April 2023 until Present £27,500 rising to £30,250 from April 2026

**Council:** Stockport MBC Reference 8507031009

**VAT Status:** The unit **IS** subject to VAT so provision £42,000 gross rent over 12 months.

For more information please contact the office.





## Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road – SK7 2DH

0161 440 8700

[bramhall@snapes.co.uk](mailto:bramhall@snapes.co.uk)

[www.snapes.co.uk](http://www.snapes.co.uk)

