

First Floor 9 Wellington Road South Stockport SK4 1AA

To Let
£3,900 per annum, exclusive



37.2 sq.m (400 sq.ft)

Town centre, well appointed, first floor office premises.

- Lowered ceilings with integral lighting
- UPVC double glazed window units
- Major recent town centre investment in Stockport Exchange and Redrock Leisure Scheme
- Laminate flooring and good natural light
- Town centre/A6 location
- Close to the proposed new bus station and extensive retail centre
- Within a few minutes' walk of Stockport's mainline rail station
- M60 motorway within only a few minutes' drive
- Within 15/20 minutes of Manchester Airport

Location

Very conveniently located on the A6, within a minute's walk of the prime retail area of Merseyway Shopping Centre and Stockport's proposed new bus station. Stockport has benefited from substantial recent investment, including improvements to the road network and major developments at Stockport Exchange and Redrock. Town centre occupiers now include The Light Cinema, Zizzi, Pizza Express, Holiday Inn Express, Debenhams, Primark, Sainsbury's and Asda. Stockport's mainline rail station is within 5 minutes' walk, the M60 motorway is within 5 minutes' drive and Manchester Airport is within 15 minutes' drive. (SatNav: SK4 1AA)

Description

The premises form the first floor of a mid-parade, two storey retail and office property with part rendered brickwork elevations and a pitched slated roof. The premises benefit from UPVC double glazed window units, good natural light, suspended ceilings with integral lighting and window blinds.

Ground Floor

Shared entrance lobby with stairs to the first floor office suite.

First Floor

37.2 sq.m (400 sq.ft) net internal area, including office 1 and office 2. In addition there is a toilet with a WC and wash basin.

Car Parking

There are 'Pay & Display' and contract car parking facilities within walking distance of the premises.

Security

There is a security shutter over the ground floor entrance door.

Services

Available services include, electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating E. EPC available on request.

Rateable Assessment

Rateable Value: £4,100

Business Rates Payable 2020/21: £2,045.90

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

NB: You may qualify for 100% Small Business Rate Relief - please ask for details.

Lease Terms

An internal repairing lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£3,900 per annum exclusive (£75 per week).

(The Landlord may require a Rent Deposit)

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note

The Landlord insures the property (buildings insurance) and does not charge the premium back to the tenant

Viewings/Further Information

Fairhurst Buckley Sales & Lettings: 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk

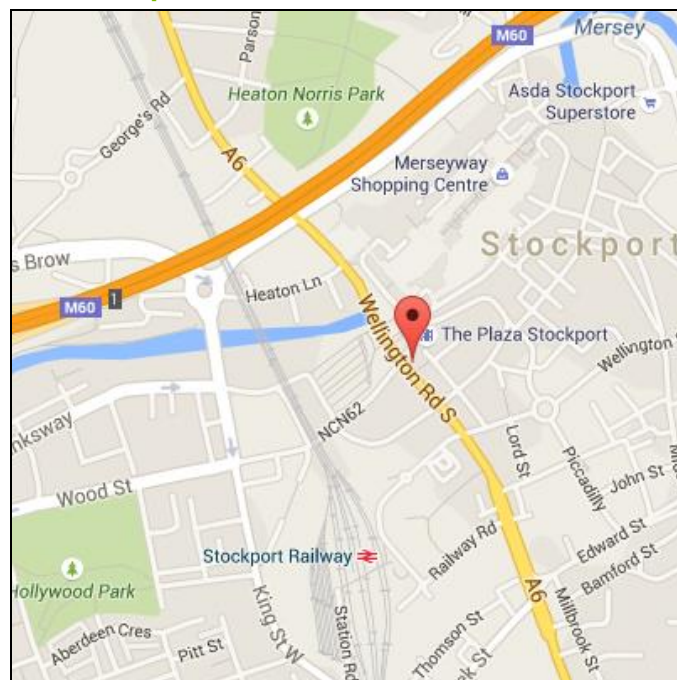
Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Drone Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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