

## 35 King Street East Stockport

**To Let**  
**£20,000 per annum, exclusive**



### **237.3 sq.m (2,554 sq.ft) approx.**

**Refurbished town centre, retail premises with car parking and additional basement of 63.3 sq.m (681 sq.ft). Very prominently located at the junction of King Street East, Warren Street and Knightsbridge**

- Gas fired central heating
- Frontages to King Street East and Warren Street
- Security shutters/bars
- Broad stairway to first floor
- Two car parking spaces to the rear
- Ground floor sales area of 108 sq.m (1,162 sq.ft)
- Major recent investment in Stockport town centre including the Redrock leisure scheme and Stockport Exchange
- Adjacent to Sainsbury's and Asda and within a short walk of the Peel Centre and Stockport's prime retail areas
- M60 motorway within a minutes' drive
- Manchester Airport within 15/20 minutes' drive
- Suitable for a variety of uses (subject to planning permission)

## Location

The premises are prominently located in a corner position, at the junction of King Street East, Warren Street and Knightbridge in Stockport town centre and are adjacent to the Sainsbury's and Asda stores. Located between the prime retail areas of Merseyway/Warren Street and the Peel Centre development and benefiting from a good flow of passing pedestrian and vehicular traffic. Stockport itself is a popular retail and commercial location and is well served by regular bus services, many of which run within 25 yards of the premises, a mainline rail link and motorway connection (M60) with Manchester Airport being within approximately 15/20 minutes' drive. Other retailers in the town centre include Debenhams, Primark and Boots and the town centre has recently benefitted from extensive investment including Stockport Exchange and the Redrock leisure scheme, where occupiers include The Light Cinema, Pizza Express, Zizzi and The Gym. (SatNav: SK1 1XJ)

## Description

A mainly three storey refurbished retail and office property with part rendered brickwork elevations and a mainly pitched slated roof. The premises have part suspended ceilings with fluorescent/spot lighting and are suitable for a variety of uses (subject to planning permission).

## Ground Floor

108 sq.m (1,162 sq.ft) approx. net internal area, sales/showroom area with a substantial frontage to Warren Street and a return frontage to King Street East and a broad stairway to the first floor. There are toilet facilities in addition.

## First Floor

59.8 sq.m (644 sq.ft) approx. net internal area, providing showroom area and private office area. In addition there is a toilet area and landing with broad stairway to the second floor.

## Second Floor

69.5 sq.m (748 sq.ft) approx. net internal area, providing further storage areas and staffroom with fitted kitchen area.

## Lower Ground Floor/ Basement

63.3 sq.m (681 sq.ft) approx. net internal area, providing additional storage area.

## Car Parking

To the rear of the premises there is a car parking area where 2 spaces are allocated to the premises.

## Security

There are shutters/bars to the entrance door and windows.

## Services

Available services include, gas, electricity, water and drainage. The premises are fitted with a gas fired central heating installation.

## Energy Performance

Energy Performance Asset Rating E. EPC available on request.

## Rateable Assessment

Rateable Value: £18,000

Business Rates Payable 2020/21: £8,982.00

**NB: You may qualify for 100% Business Rates Relief – please ask for details.**

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

## Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

## Rent

£20,000 per annum, exclusive, plus VAT.

(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 tenant will be responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, buildings insurance, etc.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings: 0161 480 3880

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

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

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

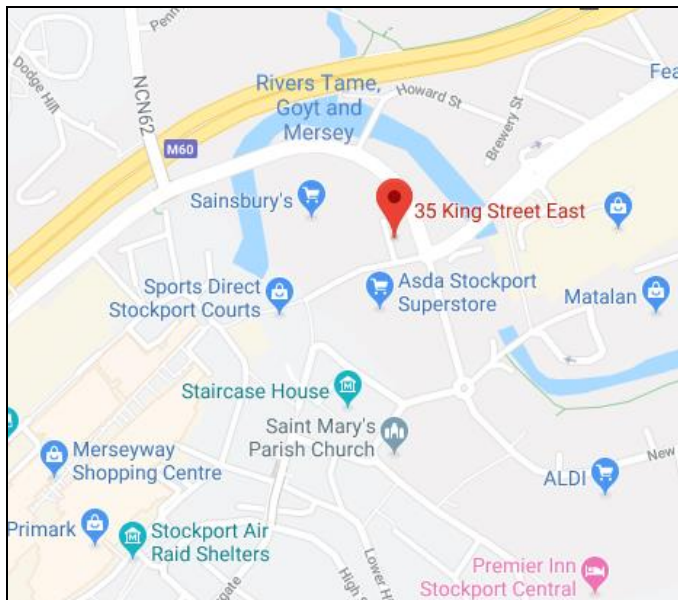
## Possession

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 ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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