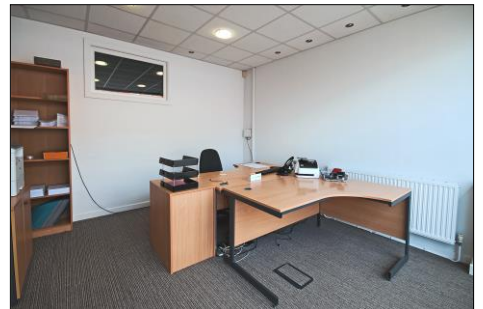


Ground Floor, 10-12 Moorside Road, Heaton Moor, Stockport, SK4 4DT

To Let

£16,400 per annum, exclusive



71.39 sq.m (768 sq.ft)

**Well appointed ground floor retail/office premises
with additional basement storage area.**

- Double-fronted premises
- Recently re-furbished
- Gas fired central heating (to be confirmed)
- Suspended ceilings in part with integral lighting
- Security bars to the windows at the rear
- Conveniently located in the heart of Heaton Moor village
- Within 5 minutes' drive of Junction 1 of the M60 motorway
- Within 30 minutes' walking distance of Metrolink at Parrswood
- Within 15 minutes' drive of Manchester Airport

Location

The premises are prominently located on Moorside Road in the heart of Heaton Moor village centre adjoining other retail and commercial properties. The Heaton Moor area is a very popular residential area and are well served by rail services at Heaton Chapel rail station and bus services along the A6 at Heaton Chapel. Other occupiers within the village include Rock Salt Cafe Bar, Savoy Cinema, Tesco Express, The Easy Fish Company, Martins Bakery and Co-op. Junction 1 of the M60 motorway is within 5 minutes' drive, Metrolink tram services are available at Parrswood, which is within 30 minutes' walk and Manchester Airport is within approximately 15 minutes' drive. (SatNav: SK4 4DT)

Description

The premises form the ground floor and part basement of a three storey retail and office property with brickwork elevations and a pitched slated roof. The premises have been extensively refurbished and provide quality office accommodation on two levels, which may also suit retail uses.



Ground Floor

71.39 sq.m (768 sq.ft) net internal area, including front reception area with maximum dimensions of 5.35 m (17' 5") width by 4.40 m (14' 4") depth, office 1, office 2, office 3, store room and kitchen area with fitted base units and sink unit. In addition there is a toilet area with WC and wash basin.



Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Basement/Cellar

14.45 sq.m (155 sq.ft) net internal area, with full height headroom.

Car Parking

There is on-street car parking available on the adjoining side roads.

Security

There are security bars fitted to the rear ground floor 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 (tba). EPC available on request.

Rateable Assessment

Rateable Value: £9,400

Business Rates Payable 2020/21: £4,690.60

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

The premises are offered to let by way of an assignment of a 10 year effectively full repairing and insuring lease, which commenced on 3rd October 2014 and expires on 2nd October 2024, with provision for a rent review on 3rd October 2019.

Rent

£16,400 per annum, exclusive, payable monthly in advance on the 1st of each calendar month.

(The Landlord may require a Rent Deposit).

Legal Costs

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

Note

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, buildings insurance, etc. (details to be confirmed).

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

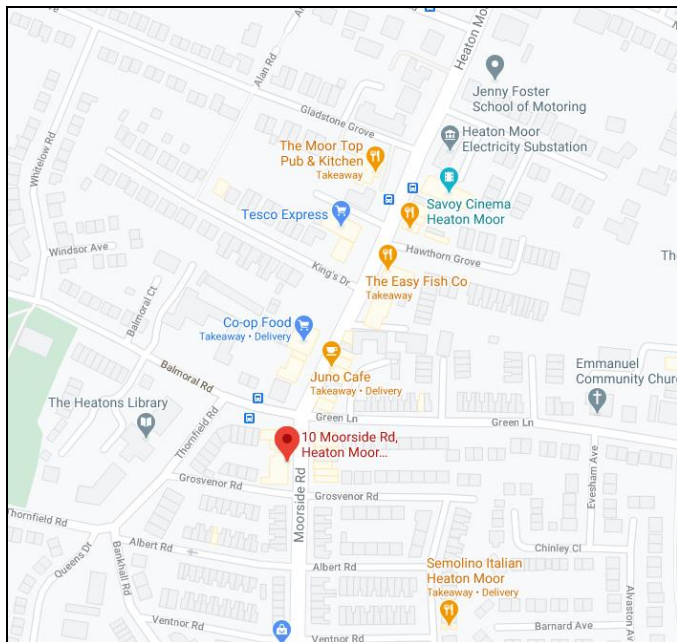
Possession

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

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3348RET-29/03/21-Draft.2)

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