

**137 London Road
Hazel Grove
Stockport, SK7 4HH**

To Let
£10,750 per annum, exclusive



57.4 sq.m (618 sq.ft)

Self-contained ground floor retail premises

- Remote controlled motorised security shutter to the shop front
- Tiled walls and floor
- Specialist bakery equipment available by way of separate negotiation, if required
- 3 phase electricity supply
- Prominently located on the main A6 in Hazel Grove
- Other Hazel Grove occupiers include Asda, M & S Simply Food, Sainsbury's, American Golf and McDonalds
- Rail station within 5 minutes' walk
- M60 motorway within 15/20 minutes' drive

Location

The premises are prominently located on London Road (A6) in Hazel Grove's retail centre, where other retailers include Asda, M & S Simply Food, Sainsbury's, American Golf and McDonalds amongst many others. Hazel Grove is a popular residential area and is well served by bus services along the A6 and rail services from Hazel Grove station, which is on the Buxton to Manchester Piccadilly line. The M60 motorway and Stockport town centre are within approximately 15/20 minutes' drive to the north and Manchester Airport is within approximately 15/20 minutes' drive, via the Manchester Airport Eastern Link Road. (SatNav: SK7 4HH)

Description

The premises form the ground floor of a mainly two storey retail and residential property with brickwork elevations and a pitched roof. The premises benefit from a motorised security shutter over the shop front and internally, tiled walls and floor.

The Premises

57.4 sq.m (618 sq.ft) net internal area overall, including front sales area, with step up to rear sales area, cold room/store area 1 and cold room/store area 2. In addition there is a WC and wash basin.

Car Parking

There are 'Pay & Display' car parking facilities on Commercial Road, which is within a short walk of the premises, with additional car parking to the adjoining side roads.

Security

The premises are fitted with a remote controlled security shutter over the shop front.

Services

Available services include, 3 phase electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating E -121. EPC available on request.

Rateable Assessment

Rateable Value: £5,500

Business Rates Payable 2020/21: £2,744.50

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

£10,750 per annum, exclusive (plus VAT - to be confirmed).
(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 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 from November 2021, or possibly earlier if required, following completion of legal formalities and subject to agreement on specific dates between the parties involved.

Important Note

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

Location Map



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.

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