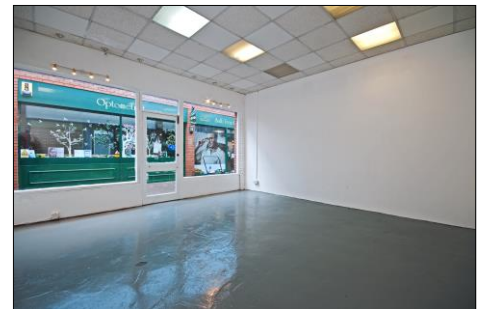


**Unit 5 Rectory Court
13 Wilmslow Road
Cheadle, Cheshire, SK8 1DW**

To Let
£5,950 per annum, exclusive



26.4 sq.m (284 sq.ft)

**Retail unit within an attractive shopping mall
adjacent to Cheadle's main car parking area**

- Independent kitchen and toilet facilities
- Central mall with good natural light and brick paved flooring
- Security shutters to the main mall
- The mall provides pedestrian access from Wilmslow Road to Cheadle's main car parking area
- Cheadle occupiers include Costa, Savers, Boots, Pizza Express, Tesco Express, Sainsbury's Local, as well as many other well-known names
- M60 motorway within a few minutes' drive
- A34 corridor within a few minutes' drive
- Manchester Airport within 10/15 minutes' drive

Location

The premises form part of Rectory Court Shopping Mall on Wilmslow Road in the busy retail centre of Cheadle, where occupiers include Sainsbury's Local, Quality Save, Costa, Savers, Boots Optician/Pharmacy, Greenhalghs, Pizza Express, Tesco Express and many other retailers, banks/building societies and estates agents. Cheadle is a very popular residential area, adjoining Cheadle Hulme and Gatley and is also a popular office, industrial and retail location. Extensive retail and leisure facilities are provided along the A34 corridor, including John Lewis and David Lloyd Leisure and Manchester Airport is within 10/15 minutes' drive, via the M60 motorway, which is within a few minutes' drive.

(SatNav: SK8 1DW)



Description

Ground floor retail unit within a part single storey and part two storey shopping mall development with brickwork elevations and a pitched roof with a part slated and part concrete tiled roof covering. The central mall has a brick paved floor and attractive full height glazed central atrium, providing good natural light.



Unit 5

26.4 sq.m (284 sq.ft) net internal area, including main sales area with headroom of 2.94 m (9' 8") and kitchen area with sink unit and wall mounted electric heater. In addition there is a toilet cubicle with a 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.



Car Parking

Rectory Court is located immediately adjacent to extensive public 'Pay & Display' car parking which serves the centre of Cheadle.

Security

The main entrance doors to the mall are fitted with motorised security shutters.

Services

Available services to the mall include, electricity, water and drainage. The premises are separately metered for electricity and waste water (drainage) and water is charged via the Service Charge.

Energy Performance

Energy Performance Asset Rating C-70. EPC available on request.

Rateable Assessment

Rateable Value: £5,000

Business Rates Payable 2021/22: £2,495.00

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

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

Rent

£5,950 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.

Service Charge

The Landlord levies additional charges in respect of the repair, maintenance, lighting and cleaning of common parts of the property, external repairs, buildings insurance, etc.

Annual Service Charge (Budgeted for year commencing 25/12/20 - tbc)

£1,704.36 plus VAT.

Annual Buildings Insurance

£275.09 plus VAT.

(All figures 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

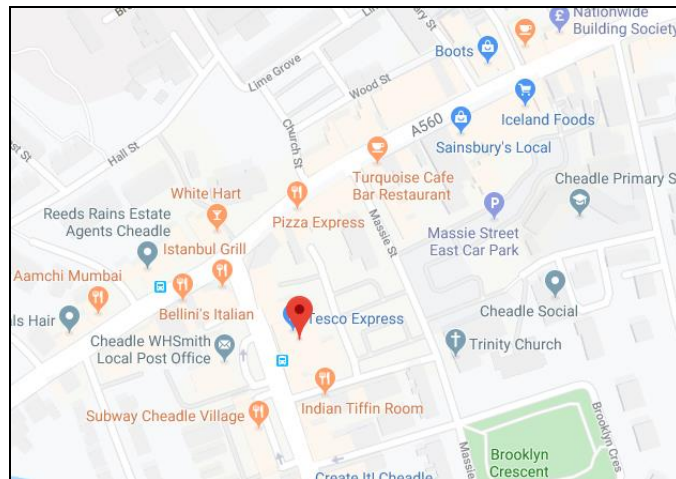
Possession

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

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