

**2 Bird Hall Lane
Cheadle Heath
Stockport, SK3 0RN**

To Let
£9,500 per annum, exclusive



41 sq.m (441 sq.ft)

Well appointed, self-contained, ground floor retail premises with car parking

- Presently fitted out as a hair salon, although suitable for a variety of uses
- Specialist fittings, furnishings and equipment are available by separate negotiation, if required
- Gas fired central heating
- UPVC double glazed window units
- Spotlighting
- Car parking space to the front
- Prominently located at the junction of Edgeley Road and Bird Hall Lane
- Opposite the main car park entrance to the large Morrison's supermarket
- Within 5 minutes' drive of Stockport town centre
- Within a few minutes' drive of the M60 motorway

Location

The premises are prominently located at the junction of Edgeley Road and Bird Hall Lane, opposite the main car park entrance to the large Morrison's supermarket. Junctions 1 and 2 of the M60 motorway are both within a few minutes' drive, as is Stockport's mainline rail station. Local amenities are provided in Cheadle Heath and nearby occupiers include Go Outdoors, Morrisons and Aldi. Stockport town centre has benefited from substantial recent investment, including improvements to the road network and development schemes such as Stockport Exchange and the Redrock leisure and retail scheme. Town centre occupiers now include Holiday Inn Express, The Light Cinema, Zizzi, Pizza Express, Primark and many others. Manchester Airport is within approximately 15/20 minutes' drive. (SatNav: SK3 ORN)

Description

The premises form the ground floor of a detached retail and residential property with part rendered brickwork elevations and a pitched slated roof. The premises are presently fitted out as a hair salon and the specialist fittings and equipment are available by way of separate negotiation, if required. The premises have laminate flooring and UPVC double glazed shop front and window/door units.

Ground Floor

41 sq.m (441 sq.ft) net internal area, including main sales area with a maximum internal width of 3.89 m (12' 9") and a substantial partitioned kitchen area, with fitted wall and base units and door to rear (providing access for refuse bins). In addition, there is a bathroom with a bath, WC and wash basin.

Car Parking

There is one allocated car parking space immediately to the front of the premises.

Security

The premises are fitted with a security alarm.

Services

Available services include gas, electricity, water and drainage. There is an independent gas fired central heating installation, which is separately metered for gas (payable by a pre-paid card) and sub-metered electricity. The tenant of the retail premises pays the water charges for the whole property and the first floor and lower ground floor flats tenants contribute £20 and £30 per month respectively (details to be confirmed).

Energy Performance

Energy Performance Asset Rating B-49. EPC available on request.

Rateable Assessment

Rateable Value: £4,300

Business Rates Payable 2021/22: £2,145.70

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 upward only RPI linked rent reviews at 3 yearly intervals. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954).

Rent

£9,500 per annum, exclusive.

(The Landlord may require a Rent Deposit).

Specialist Fittings & Equipment

The specialist hair salon fittings, furnishings and equipment are available by way of separate negotiation, if required.

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 the repair and maintenance of the interior of the premises, the shop front, the windows and doors inside and out including glazing and is also responsible for a proportional contribution (33%) 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



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