

**213 London Road
Hazel Grove
Stockport, SK7 4HS**

To Let
£5,200 per annum, exclusive



19.6 sq.m (211 sq.ft)

Prominently located retail premises with gated rear access/car parking.

- Plastered ceiling and walls in main sales area with inset lighting
- UPVC double glazed entrance door and display window
- Security shutters over rear window and back door
- Gated rear access/car parking for up to two cars
- Suitable for a variety of uses
- 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 4HS)

Description

Single storey retail premises of brickwork construction with a flat mineral felted roof. Internally the premises benefit from tiled flooring in the main sales area and kitchen/store area, as well as part suspended ceilings and part plastered ceilings.

Ground Floor

19.6 sq.m (211 sq.ft) net internal area, including main sales area, a separate kitchen/store area with fitted sink unit, storage cupboard and work top with part tiled walls. In addition, there is a toilet area with a WC, wash basin and extractor.

Car Parking

To the rear of the premises there is a communal enclosed yard area, where the tenant will be permitted to park up to 2 cars, in conjunction with the tenant of No. 215/217 London Road (details to be confirmed).

Services

Available services include, electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating D-91. EPC available on request.

Rateable Assessment

Rateable Value: £3,614.00

Business Rates Payable 2021/22: £1,803.39

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

£5,200 per annum, exclusive.

(The Landlord may require a Rent Deposit).

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.

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

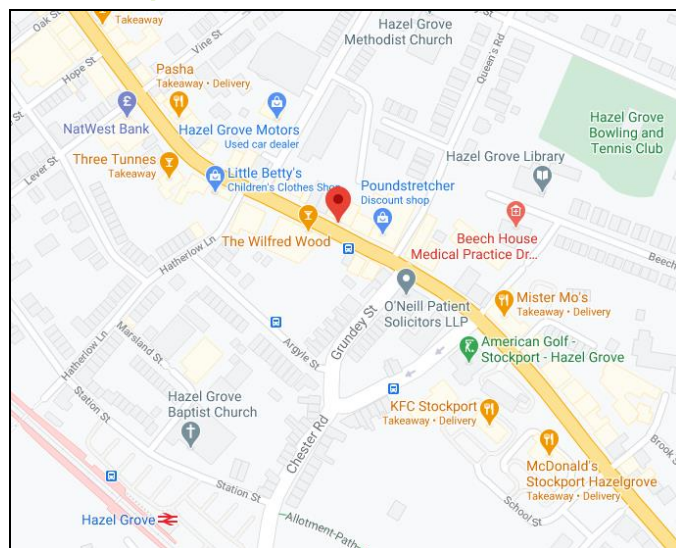
Possession

Available 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 ●

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

(PA3347RET -17/08/21-Draft.1)