

**43/45 Longshut Lane West  
Shaw Heath  
Stockport, SK2 6RX**

**To Let**  
**£15,986 per annum, exclusive**



**145.5 sq.m (1,566 sq.ft)**

**Prominently located ground floor retail premises  
with basement and self-contained first floor  
apartment**

- Motorized roller shutters over the entrance door and windows
- Suspended ceiling and integral lighting to the ground floor sales area
- Very substantial first floor apartment
- Prominently located at a busy traffic light junction
- Within 5 minutes' walk of Stockport rail station
- Within a few minutes' walk of the A6 for frequent bus services
- Stockport town centre and M60 motorway within 5 minutes' drive

## Location

The premises are very prominently located at the traffic light junction of Longshut Lane West and Shaw Heath, just south of Stockport town centre and within 5 minutes' walk of Stockport's main line rail station, within a few minutes' walk of the A6 for frequent bus services and within 5 minutes' drive of both Stockport town centre and the M60 motorway. Stockport town centre has benefitted from substantial recent investment including improvements to the road network and major developments such as Redrock and Stockport Exchange. Town centre occupiers now include The Light Cinema, Pizza Express, Travel Lodge, Holiday Inn Express, Primark, Tesco Extra and many others. Manchester Airport is within 20 minutes' drive. (SatNav: SK2 6RX)

## Description

Substantial, two storey, mid parade retail premises with a self-contained first floor apartment above and of brickwork construction with a pitched concrete tiled roof. Internally the ground floor showroom premises benefit from suspended ceilings with integral lighting and the first floor apartment is very substantial and benefits from part double glazing, floor coverings, electric heating, fitted kitchen and bathroom.

## Ground Floor

81.3 sq.m (875 sq.ft) net internal area, including 3 main areas plus a kitchen area with sink unit.



## Basement

63 sq.m (678 sq.ft) gross internal area, including 4 main areas plus toilet area with WC, wash basin and electric water heater. Headroom 2m (6'7").

## First Floor Apartment

External steel staircase to first floor accessed via side passage way and rear yard.

64.2 sq.m (691 sq.ft), including substantial central hallway/circulation area, main double bedroom, lounge and kitchen/dining area with fitted wall and base units and sink unit. In addition there is a substantial bathroom with a WC, wash basin and bath with electric shower over.



## Car Parking

There is on street car parking in immediate vicinity.

## Security

The premises are fitted with motorized security shutters to main entrance door and windows. There is a security alarm fitted to the ground floor retail premises.

## Services

Available services include gas, electricity, water and drainage. The ground floor retail premises are fitted with a gas fired central heating installation and an air-conditioning unit and the first floor apartment is fitted with electric heating units. The premises are fitted with a fire alarm and emergency lighting.

**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.

### Energy Performance

Energy Performance Asset Rating D-79. EPC available on request.

### Rateable Assessment

Rateable Value for ground floor premises: £7,300  
Business Rates Payable 2021/22: £3,642.70

**NB: You may qualify for 100% Business Rates Relief - please ask for details.**

Council tax will be payable in addition in relation to the apartment – details to be confirmed.

(The above 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 full repairing and insuring lease, which commenced 29/11/2005 and expires 29/11/2030 with upward only index linked rent reviews at 3 yearly intervals.

### Rent

£15,986.28 per annum, exclusive plus VAT.

(The Landlord may require a Rent Deposit).

Note: The tenant is responsible for the annual buildings insurance premium of £300 per annum approx.

### Legal Costs

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

### Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

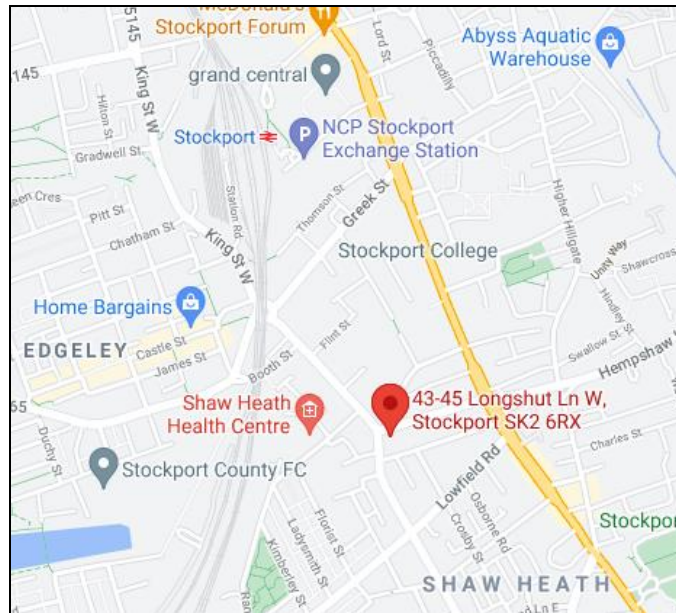
### Possession

Available following completion of legal formalities, 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



**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 ●

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