

Enclosed yard
Newby Road Industrial Estate
Hazel Grove, Stockport, SK7 5DA

To Let
£4,200 per annum, exclusive



102 sq.m (1,098 sq.ft)

Enclosed and surfaced yard – suitable for a variety of uses.

- Electricity supply available
- Concrete surfaced
- Enclosed with 3.04m (10') palisade fencing and large entrance gate
- Located in an established industrial area
- Within 20 minutes' drive of the M60 motorway
- Within 5 minutes' drive of Hazel Grove centre

Location

The yard is located on Newby Road, within Newby Road Industrial Estate in Hazel Grove, which is a very popular industrial area. Hazel Grove's centre is within a few minutes' drive, where occupiers include Sainsbury's, Asda, M&S Simply Food, McDonalds, American Golf, etc. The M60 motorway is within 20 minutes' drive to the north, as is Stockport town centre, with its main line rail link. (SatNav: SK7 5DA)

Description

A concrete surfaced yard area, which is enclosed with 3.04m (10') high palisade fencing and large gate and is suitable for a variety of uses (subject to Planning Permission).

The Yard

102 sq.m (1,098 sq.ft/122 sq.yds) maximum site area. The site area within the concrete upstand is 91 sq.m (980 sq.ft/108 sq.yds).

Services

Available services include, electricity and surface water drainage (to be confirmed).

Energy Performance

Not applicable.

Rateable Assessment

Rateable Value: £(to be advised)

Business Rates Payable 2021/22: £(to be advised)

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. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954).

Rent

£4,200 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.

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



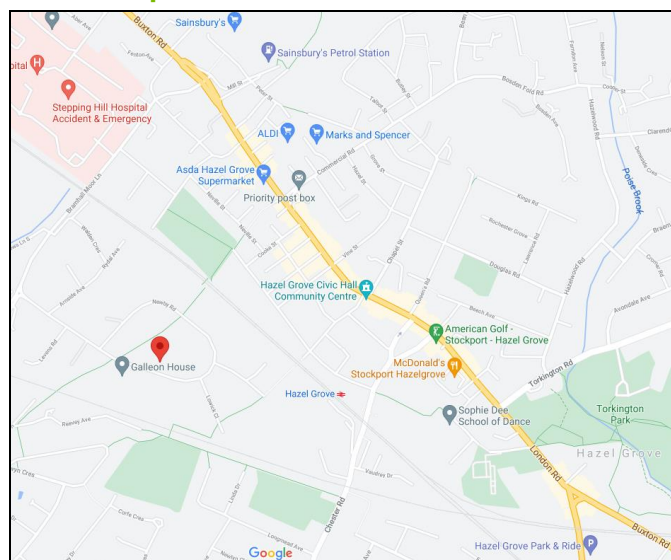
Possession

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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(PA3369IND - 22/09/21 -No.2)

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