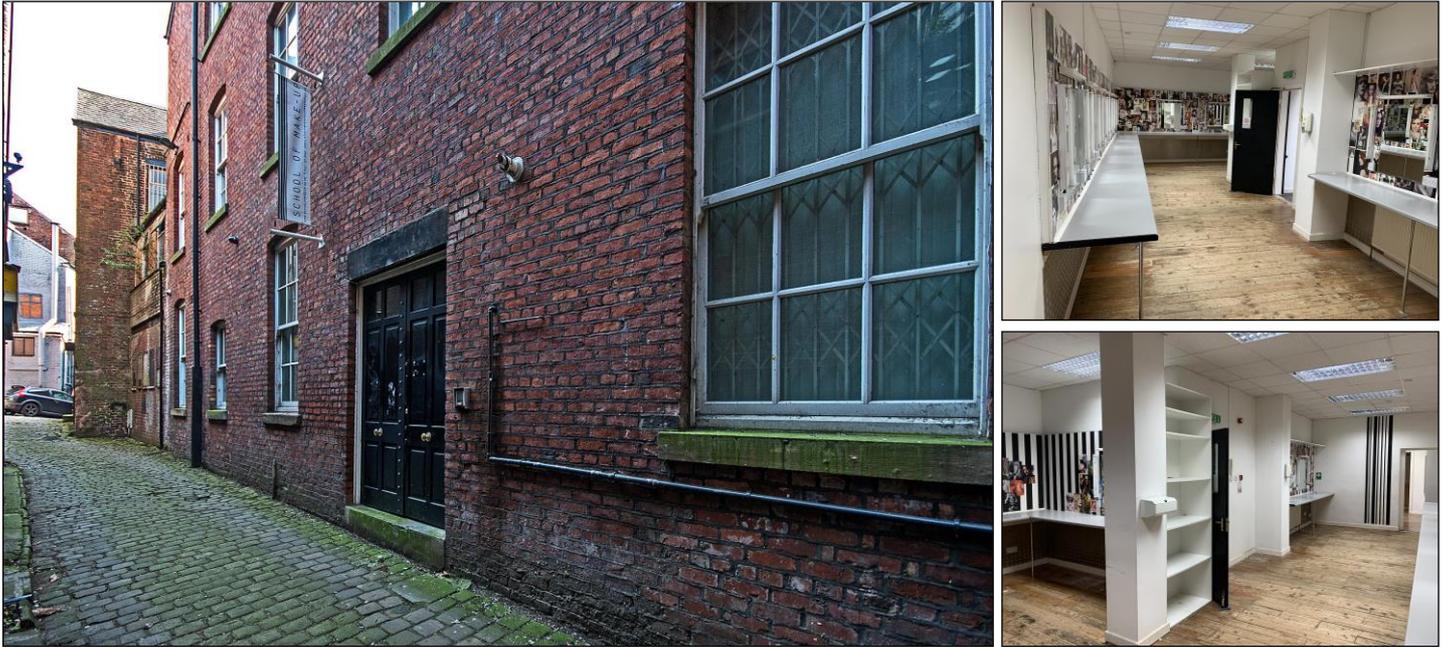


## Revelations House Royal Oak Yard Stockport, SK1 1LA

**To Let**  
**£7,000 per annum, exclusive**



**71.8 sq.m (773 sq.ft)**

**Town centre office/studio premises with car parking. Suitable for a variety of uses (subject to Planning Permission)**

- Forming part of Stockport's historic Old Town
- Characterful premises in a unique location
- Gas fired central heating
- Double glazed window units
- Internal redecoration (details to be confirmed)
- Broad steel staircase serving the first floor
- Part suspended ceilings with integral lighting
- Located close to the Market Place and main retail centre
- Stockport's rail station is within 10/15 minutes' walk
- Major recent investment in the town centre including Stockport Exchange and Redrock
- M60 motorway within 5 minutes' drive

## Location

The premises are located on Royal Oak Yard just off Little Underbank in the historic and developing Old Town area of Stockport centre, close to the Market Place and Stockport's main retail areas. Stockport has recently benefitted from substantial investment, including improvements to the road network and major developments such as Stockport Exchange and Redrock. Town centre occupiers now include The Light Cinema, Zizzi, Pizza Express, Holiday Inn Express, Travelodge, Primark and many others. Stockport's mainline rail station is within 10/15 minutes' walk, the bus station is within 5 minutes' walk and the M60 motorway is within 5 minutes' drive. Manchester Airport is within 20 minutes' drive. (SatNav: SK1 1LA)

## Description

First floor office/studio premises within a six storey office and retail building of brickwork construction with a pitched slated roof. The premises benefit from double glazed window units, part suspended ceilings with integral lighting and internal redecoration (specification to be confirmed). Features include a broad steel staircase serving the first floor, attractive double glazed windows and laminate flooring (details to be confirmed).

## Ground Floor

Communal entrance foyer with broad stairway to the first floor and door to the ground floor.



## First Floor

Landing area with door to suite.

First floor suite: 71.8 sq.m (773 sq.ft) net internal area, providing mainly clear space with a partitioned kitchen area with fitted wall and base units and sink unit. In addition there is a toilet area with a WC and wash basin.

## Car Parking

There is a communal car parking area where the tenant will have the right to park one car (details to be confirmed).



## Security

The ground floor main entrance door is fitted with a motorised security shutter. There is a security alarm installation at the premises.

## Services

Available services include, gas, electricity, water and drainage. The premises are fitted with a communal gas fired central heating installation.

## Energy Performance

Energy Performance Asset Rating C-73. EPC available on request.

## Rateable Assessment

Rateable Value: £6,800

Business Rates Payable 2021/22: £3,393.20

**NB: You may qualify for 100% Small Business Rate 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.

**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.

## Rent

£7,000 per annum, exclusive plus VAT, including 1 car parking space.

(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.

## Note

Tenant will be responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, buildings insurance, heating costs/maintenance, cleaning/lighting of common areas, security/fire alarm maintenance, water charges, electricity charges, 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](mailto:enquiries@fairhurstbuckley.co.uk)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

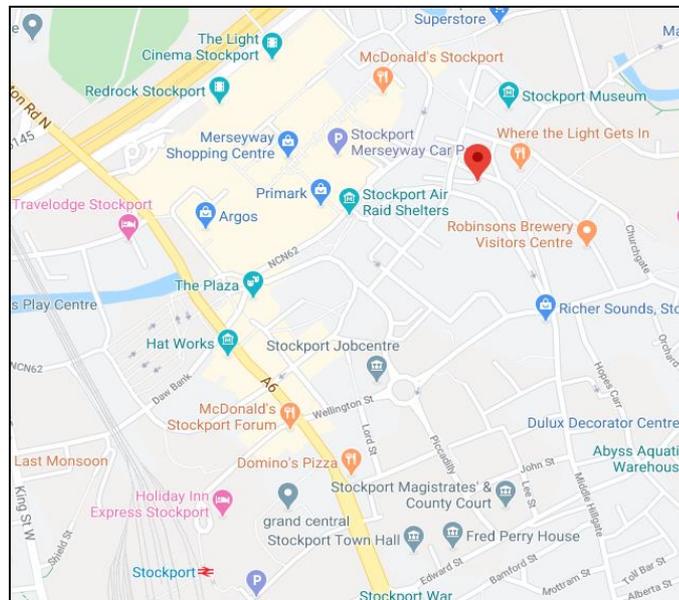
## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## 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](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

**(PA32910FF-05/10/21-No.7)**