

**Dysart Street/297 Buxton Rd
Great Moor, Stockport
SK2 7PE**

To Let
£11,000 per annum, exclusive



66.3 sq.m (714 sq.ft)

A detached, prominently located, well appointed, mainly two storey retail/office property which has been refurbished to a high standard

- Refurbished to a high standard
- UPVC double glazed window units in part with window blinds
- New ceilings with integral spot lighting and audio speakers
- Laminate flooring and high quality internal finishes
- Immediately adjacent to a 24 hour Shell petrol filling station
- Prominent A6 location
- Close to Stockport Grammar School, Stockport School and Stepping Hill Hospital
- Conveniently located on the A6 for frequent bus services and within walking distance of Woodsmoor rail station
- Formerly operated as a sunbed salon but would suit a variety of alternative uses (subject to Planning Permission)

Location

The property is prominently located on the corner of Dysart Street and Buxton Road (A6), immediately adjacent to a 24 hour Shell petrol filling station. The property is close to Stockport Grammar School, Stockport School and Stepping Hill Hospital and is conveniently located for frequent bus services along the A6 and is within walking distance of Woodsmoor rail station. Great Moor is located approximately 2.5 miles south of Stockport town centre, which benefits from a mainline rail link and motorway connection (M60). Nearby occupiers include a large Sainsbury's store, Asda and Marks & Spencer Simply Food in Hazel Grove. (SatNav: SK2 7PE)

Description

A detached, part two storey and part single storey retail/office property with brickwork elevations and a part flat felted roof and part flat high performance roof. The property has been substantially improved in recent years including attractive panelled internal doors, the installation of UPVC double glazed window units in part, new ceilings with integral spot lighting and audio speakers and laminate flooring. The property formerly operated as a sunbed salon, but would be suitable for a variety of alternative uses.

Ground Floor

39.9 sq.m (429 sq.ft) net internal area, including front sales area with double entrance doors and partitioned cubicles and store cupboard and rear sales area/office.



First Floor

26.4 sq.m (285 sq.ft) net internal area overall, including waiting area, two partitioned rooms/cubicles and kitchenette with sink unit and fitted base units. In addition there is a toilet area with WC, wash basin and electric water heater.

Car Parking

There is on-road car parking in the immediate vicinity.

Security

The property has a security alarm installation.



Services

Available services include, 3 phase electricity, metered water and drainage. There are air extraction units in the cubicles.

Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

Rateable Assessment

Rateable Value: £3,450

Business Rates Payable 2021/22: £1,721.55

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

£11,000 per annum, exclusive.

(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

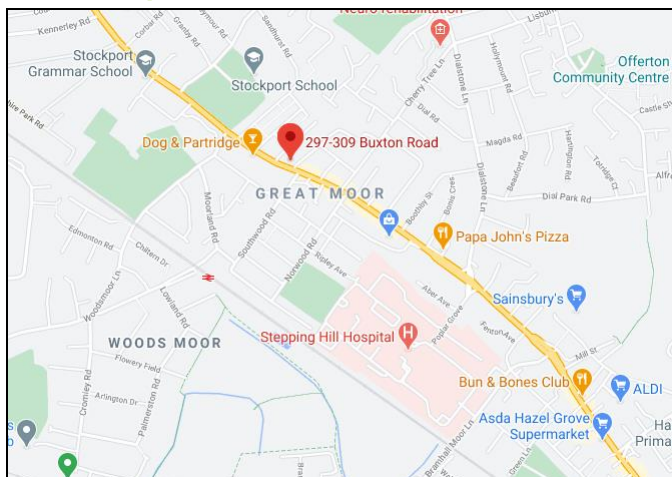
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

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.

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 ●

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