

**72 High Street
Cheadle, Cheshire
SK8 1AE**

To Let
£25,000 per annum, exclusive



89.2 sq.m (960 sq.ft)

Prominently located, substantial ground floor retail premises with rear loading/car parking

- Internal width 5.97 m (19' 7")
- Former bank premises
- Suitable for a variety of uses (subject to planning permission)
- Rear access/loading
- Car parking
- Prominently located on Cheadle High Street
- Cheadle occupiers include Starbucks, Sainsbury's Local, Costa Coffee, Pizza Express
- M60/56 motorways within 5 minutes' drive
- Gatley rail station within 15 minutes' walk

Location

The premises are prominently located on High Street in Cheadle village centre where other occupiers include Starbucks, Sainsbury's Local, Costa Coffee, Pizza Express and Greggs. Cheadle is a very popular commercial and residential location and adjoining residential areas include Cheadle Hulme and Gatley. The M60 motorway is within 5 minutes' drive and Gatley rail station is within 15 minutes' walk. (SatNav: SK8 1AE)

Description

Ground floor retail/former bank premises within a mid-parade, two storey retail and office property.



Ground Floor

89.2 sq.m (960 sq.ft) net internal area including main sales area with an internal width of 5.97 m (19'7") and an internal depth of 13.3 m (43'7"), store area/strong room and understairs store. A toilet area is to be created in a location to be agreed (details to be confirmed).

Car Parking

To the rear of the premises there is a single allocated car parking space included with the premises. Cheadle is well serviced by a number of 'Pay & Display' car parking facilities.

Services

Available services include, electricity, water and drainage (independently metered electricity is to be provided by the Landlord – details to be confirmed).

Energy Performance

Energy Performance Asset Rating E-110. EPC available on request.

Rateable Assessment

Rateable Value: £(to be reassessed)

Business Rates Payable 2022/23: £(to be reassessed)

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

£25,000 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.

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

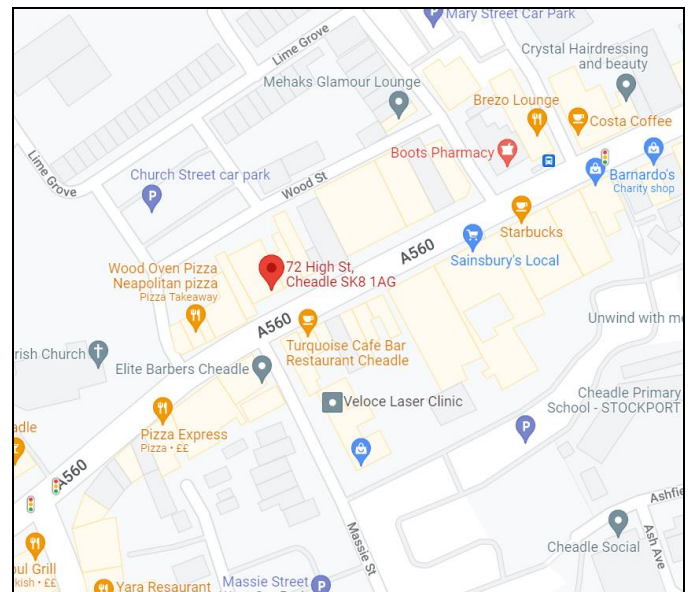
Possession

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

Important Note

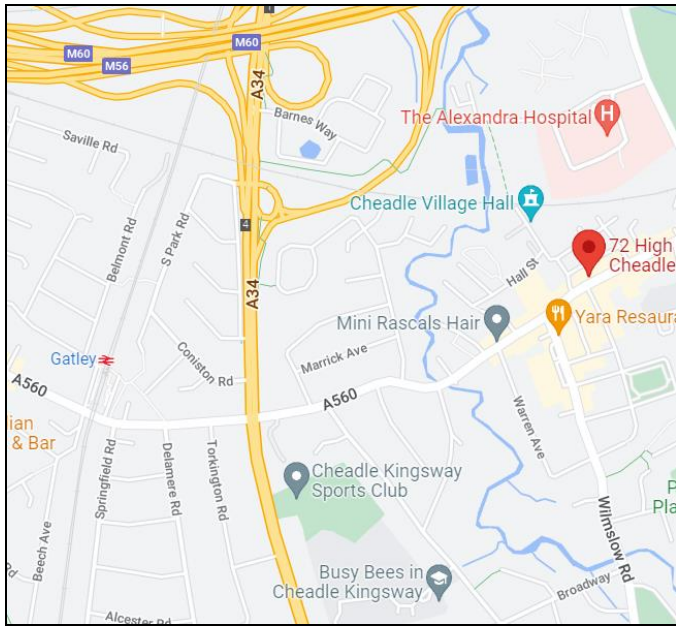
All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map 1



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.

Location Map 2



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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

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