

**471 Buxton Road  
Great Moor  
Stockport, SK2 7HE**

**To Let**  
**£8,750 per annum, exclusive**



**87 sq.m (936 sq.ft)**

**Prominently located, ground floor and basement  
retail premises with rear loading and lay-by car  
parking to the front**

- Motorised security shutter over the shop front
- Rear vehicular access for loading
- Ramped access and double doors to the basement
- Lay-by car parking to the front
- Convenient A6 location for bus services
- Close to the large Sainsbury's store and Stepping Hill Hospital
- Stockport town centre within 2.5 miles/15 minutes' drive
- M60 motorway within 15 minutes' drive

## Location

The premises are prominently located on Buxton Road (A6) close the Dialstone Lane/Stepping Hill Hospital junction. The premises are close to Hazel Grove centre, where occupiers include Sainsbury's, Marks & Spencer Simply Food, Asda, McDonalds and American Golf. Stockport town centre and the M60 motorway are within approx 2.5 miles/15 minutes' drive north. (SatNav: SK2 7HE)

## Description

The premises form the ground floor and basement of a mainly two storey retail and residential property with brickwork elevations and a pitch slated roof. The sales area benefits from a suspended ceiling with integral lighting.

## Ground Floor

35.2 sq.m (379 sq.ft) net internal area, including front sales area with maximum dimensions of 4.44 m (14'7") width by 4.47 m (14'8") depth, rear sales/store area and staff/kitchen area with door to rear fitted base units and sink unit. In addition there are two small lobby areas and a toilet with a WC and wash basin.



## Basement

51.7 sq.m (557 sq.ft) net internal area, divided in to three main areas with maximum headroom of 1.9m (6'3") and housing the utilities and meters. (A right of way will be reserved to read/attend to the electricity and gas meters for the first floor flat – details to be confirmed). The rear room of the basement has double timber loading doors providing an opening of 1.31m (4'4") giving access to an external concrete rampway up to the rear yard/loading area. The width of the ramp is 1.6m (5'3"). The yard is gated and utilised in conjunction with the occupier of the first floor flat (details to be confirmed).

## Car Parking/Loading

To the front of the premises there is lay-by parking. To the rear of the premises there is a surfaced and enclosed yard area providing rear access for loading/unloading.

## Security

The premises are fitted with a security alarm installation (detailed to be confirmed).

## Services

Available services include, electricity, water and drainage.

## Energy Performance

Energy Performance Asset Rating B-46. EPC available on request.

## Rateable Assessment

Rateable Value: £4,200

Business Rates Payable 2022/23: £2,095.80

**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 - to be confirmed).

## Rent

£8,750 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](mailto:enquiries@fairhurstbuckley.co.uk)

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

## Possession

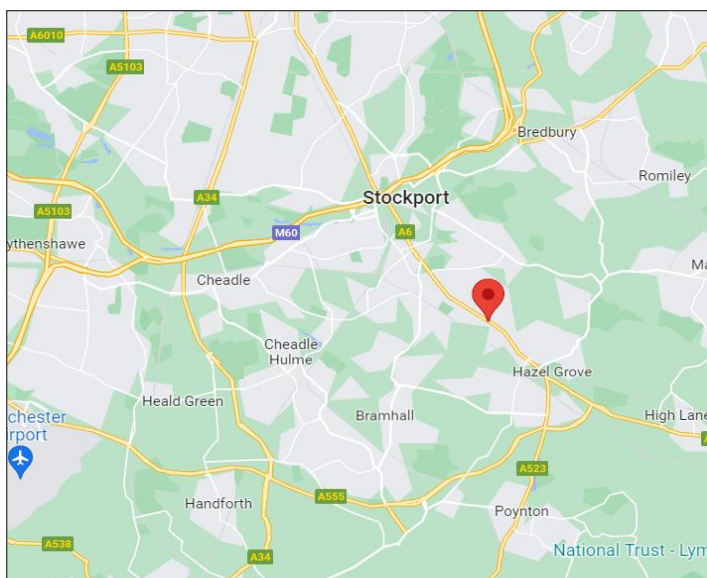
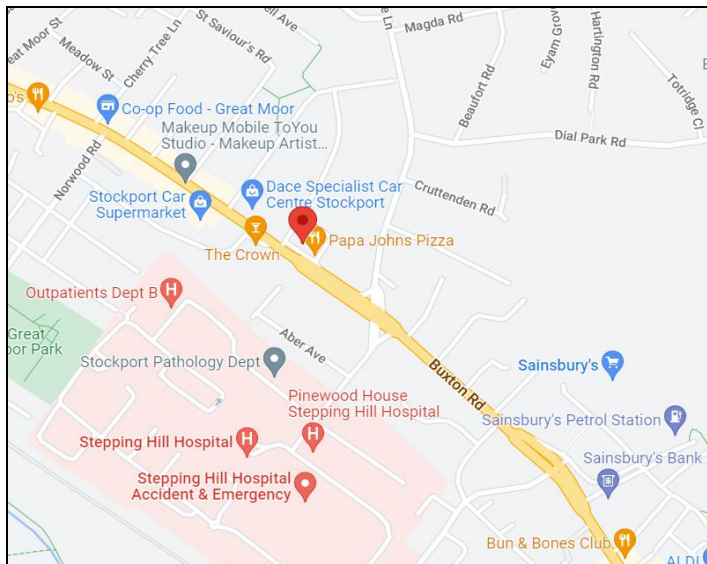
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

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

**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 Maps



**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 ●

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)

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