

TO LET



2 GROUND FLOOR RETAIL UNITS

5 & 7 PARK LANE POYNTON SK12 1RD

Location: The properties are prominently situated on Park Lane within the centre of Poynton, a well established and desirable suburban town located between Stockport and Macclesfield.

Poynton benefits from excellent road links via the A523 and A6 giving convenient access to Manchester, Stockport and the wider Cheshire area. It is recognised as an affluent commuter town and benefits from a thriving local retail economy. The subject properties are located in the vibrant village centre with strong levels of passing traffic and pedestrian footfall.

Description: The premises comprise two ground floor retail units within a traditionally constructed building of brick elevations beneath a slate roof. Both properties benefit from:

- Attractive shop frontages
- Good natural light
- Flexible internal layouts suitable for a variety of uses
- Forecourt enabling visibility and potential display area
- Ample parking to the rear

5 & 7 Park Lane, Poynton

Accommodation:

- No 5 Park Lane - 383 sq ft (35.6 sq m)
- No 7 Park Lane - 385 sq ft (35.8 sq m)

The units are available individually or combined offering flexibility for occupiers requiring larger footprint.

Planning: The properties are suitable for a range of uses within Use Class E (Commercial, Business and Service), subject to any necessary consents.

Lease Terms: The units are available by way of a new lease on terms to be agreed.

Rent: No 5 Park Lane - **£17,000** per annum
No 7 Park Lane - **£15,000** per annum

Business Rates: The rateable values are to be reassessed as the landlord is retaining the upper floors of the buildings.

Prospective tenants are advised to make their own enquiries with the local authority regarding future rating assessments and potential reliefs.

Energy Performance Certificate: An EPC is available upon request.

Legal Costs and Anti-Money Laundering Regulations (AMLR): Each party to bear their own legal costs incurred in the transaction.

In accordance with the AMLR, prospective tenants will be required to provide appropriate identification documents as part of the letting process.

Viewing: Strictly by prior appointment through Greenham Commercial Limited.

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Please contact us if you think we may be able to assist you in connection with any professionally or commercially orientated property matters including lease renewals, rent reviews, Blight/Compulsory Purchase, rating, valuations, surveys, sales and lettings.