



**TO LET: 2,247 SQ.FT PROMINENT GROUND/ FIRST/ SECOND AND BASEMENT RETAIL UNIT
LOCATED ON THE A6 CLOSE TO STOCKPORT TOWN CENTRE**

**48, BUXTON ROAD
STOCKPORT
SK2 6NB**





Location

The property occupies a prominent position fronting Buxton Road (A6) in the Heaviley area of Stockport, approximately one mile south of Stockport town centre. Buxton Road is a well established arterial route providing direct access towards Stockport and Hazel Grove including the wider south Manchester area.

The immediate surroundings comprise a mix of commercial, retail and residential properties, with the property benefiting from its position on an established and well trafficked main road, The A6 provides good connectivity to the wider regional road network, including the M60 Motorway. The property is therefore well positioned for a variety of commercial occupiers seeking a prominent roadside location with good accessibility and strong local catchment.

Description

The accommodation is arranged over ground / first / second floors including a basement which is separately accessed to the rear of the property for further storage. Formerly used as an eating and drinking establishment, the ground floor provides open plan space with former kitchen area which has been taken out, however still includes sinks and drainage.

To the rear of the ground floor is a customer toilet, with doors opening out to a staircase which leads upstairs to the upper floors. The first floor is open plan and ready to be adapted to a tenant's needs with the original fireplace still in situ. The second floor can be accessed by a further staircase to the rear and this has only been used for storage purposes.

To the rear of the property, you can access the basement. This is where the meters are located and provides further storage facilities.

The property presents well from the roadside and offers potential for retail, office, leisure or other commercial uses subject to the necessary consents.

Accommodation	Ground Floor 790 sq ft First Floor 790 sq ft Second Floor 667 sq ft Basement Not Measured
Tenure	The property will be available on a new full repairing and insuring lease for a number of years to be agreed.
Rent	£15,000 per annum
Services	All mains services are available to the property including mains electricity, water and drainage.
Legal Costs	Each party pays their own.
Rateable Value	For more information relating to the Rateable Value go to www.voa.gov.uk . However we understand the property has a rateable value of £17,250. Business rates will be £6,600 p.a. approx.
EPC Rating	D

Contact us

☎ Johnathan Poole 0161 477 0444 e-mail jpoole@impey.co.uk

IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective tenant obtains professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the web site:
www.bpf.org.uk

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