

TO LET

Unit 8, Village Square Shopping Centre,
Bramhall, Stockport, Cheshire, SK7 1AW

SUBJECT TO VACANT POSSESSION



Location

Bramhall is an affluent and thriving commuter town located 10 miles south of Manchester City Centre with a catchment population in excess of 370,000.

Village Square Shopping Centre comprises approximately 56,000 sq.ft of retail and leisure space with 75 parking spaces.

Bramhall Village offers an attractive retail centre and is home to a range of national and independent brands.

Major occupiers in the town include; **Sainsbury's, Tesco, Costa, Boots, Superdrug** and **Piccolino**.

Bramhall has been named by the Telegraph as one of the most desirable places to live in the UK due to its low unemployment rate and high rate of home ownership.

Description

The unit previously traded as a gym but would suit a variety of uses subject to planning.

Accommodation

Address	Sq M	Sq Ft
Ground Floor	19.6	211
First Floor	371.04	3,994
Total	390.64	4,205

Rent

On Application

Tenure

The premises are available by way of a new lease for a term to be agreed, subject to vacant possession.

VAT

All figures quoted are subject to VAT where applicable.

Business Rates

RV £42,000 (2026)

Interested parties are advised to make their own enquiries with the Local Authority.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of 100 (D).

A copy of the EPC is available upon request.

Service Charge

The current service charge estimate is **£11,914.37** per annum.

Viewings

Strictly by appointment with the Retained Agents.

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