



Armitt House Retail

Armitt House, Monmouth Road, Cheadle, SK8 7EF

Self-Contained Modern Retail/Café Premises

1,457 sq ft
(135.36 sq m)

- TOWN CENTRE LOCATION
- TERRACED SEATING AREA INCLUDED
- MODERN FIT-OUT
- SELF CONTAINED
- GREAT FRONTAGE AND FOOTFALL
- EXCELLENT POSITION BELOW 6000+ SQ FT OFFICES

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Summary

Available Size	1,457 sq ft
Rent	£22,000 per annum
Business Rates	Upon Enquiry
Service Charge	There is a service charge payable which includes heating, electric and water. Buildings insurance payable separately.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This property comprises of a former café premises, suitable for alternative retail uses. The property has a modern finish and benefits from large amounts of natural lighting due to the floor to ceiling height windows. Within the property there is still a counter, tables and chairs which can be utilised by the incoming tenant for customers. The premises also comprise of a kitchen area, along with 2 separate WC's and a small external terraced area for customers to enjoy.

Location

The retail premises are located on Monmouth Road, SK8 7EF. Situated off Station Road in Cheadle Hulme. Bus stops outside the office provide services to Stockport, Manchester City Centre, Manchester Airport, Didsbury, Woodsmoor and Edgeley. The nearest train station is Cheadle Hulme (3 minute walk) which has regular services to Stockport, Manchester, Stoke, Macclesfield, Wilmslow and Crewe.

Accommodation

The accommodation comprises the following areas:

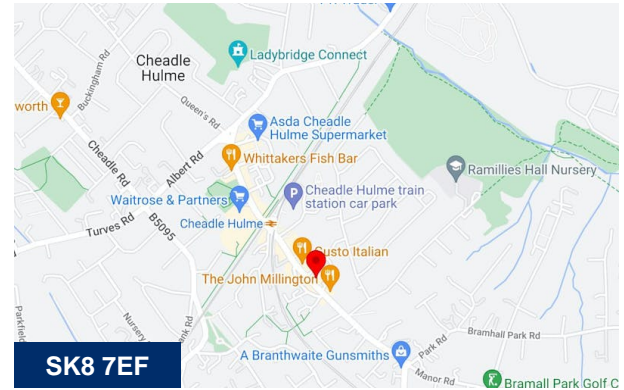
Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	1,457	135.36	Available
Total	1,457	135.36	

Viewings

Strictly by appointment with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be negotiated.



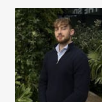
Viewing & Further Information



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