



**GARNER
& SONS**

Established 1908

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**35 QUEENSWAY
QUEENSWAY SHOPPING CENTRE
LONDON ROAD SOUTH
POYNTON, STOCKPORT,
CHESHIRE.
SK12 1JG**

**LOCK-UP SHOP IN THE SAME PARADE AS MORRISONS
SUPERMARKET
TO BE LET ON A NEW LEASE, WITHOUT PREMIUM**

- Next door but one to Morrisons supermarket
- In a principal shopping centre of Poynton
- Double fronted aluminium shop front
- Electrically operated shop front security shutter
- Free parking directly opposite serving Queensway Centre

Front Sales Area	=	650 sq ft	[60.39m ²]
Ancillaries	=	190 sq ft	[17.65m ²]

TOTAL FLOOR AREA	=	840 sq ft	[78.04m²]
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Your attention is drawn to the notice overleaf

Established
1908

LOCATION:

The shop is situated in a prime position in Poynton, next door but one to the Morrisons supermarket and comprising part of the Queensway Shopping Centre, located at the junction of Queensway with London Road South [A523]. This is a well-established shopping centre, which has the benefit of extensive free parking, directly opposite the shops.

Poynton, which is a thriving suburb of Manchester, is a high-class and expanding residential area with good road and rail connections and is accessible from surrounding population centres within the South Manchester commuter belt.

Manchester City Centre – 10 miles [16.093 km]
Stockport Town Centre - 5 miles [8.047 km]
Macclesfield Town Centre - 6 miles [9.656 km]

DESCRIPTION:

The shop to be let comprises a ground floor lock-up unit. It has a front sales area and ancillary rear staffroom/storage/ WC and washroom, together with an enclosed and roofed-in rear yard storage area, with doorway to the rear service roadway. The sales area has laminate flooring, a suspended ceiling with directional spotlights and window lights. Double fronted aluminium shop front with electrically operated shop front security shutter and the benefit of a projecting canopy, providing a covered pedestrian walkway in front of the shop units.

ACCOMODATION:

External built frontage	= 18 ft 6 in	[5.639m]
Internal width	= 17 ft 6 in	[5.334m]
Narrowing to	= 14 ft 0 in	[4.267m]
Total built depth [including enclosed rear yard/storeroom]	= 54 ft 0 in	[16.46m]
Front sales area	= 650 sq ft	[60.39m²]
Staffroom/storeroom/ passageway/toilet/washroom	= 105 sq ft	[9.75m²]
Enclosed rear yard/storeroom	= 85 sq ft	[7.90m²]
TOTAL FLOOR AREA	= 840 sq ft	[78.04m²]

SERVICES:

Mains electricity, metered water supply and drainage connections.

We have not tested any of the service installations and prospective tenants must satisfy themselves, in this respect.

RATING ASSESSMENT:

Rateable Value = £12,000.
General Rates Payable for 2026/2027 = £5,184.00
[Subject to eligibility for Small Business Rates Relief].

POSSESSION:

Full vacant possession available, on completion of a Lease.

USE:

The existing use is Class E Retail shop. The Landlords will wish to approve the proposed use of this shop unit, in order to retain a good tenant mix at the Queensway Shopping Centre.

Interested parties should satisfy themselves as to planning requirements, by making their own enquiries of Cheshire East Council and will be responsible for obtaining any planning permissions required, at their own expense.

EPC - ENERGY RATING

Category C- Full EPC available on request.

LEASE TERMS:

The shop is to be let on a new Full Repairing and Insuring Lease, for a minimum term of 3 years or longer by negotiation, with provision for upward only rent reviews at 3 yearly intervals. The ingoing Tenants are to be responsible for payment of the Landlord’s legal costs in granting the lease.

A Service Charge is levied to cover the costs of maintenance, repair, management, lighting, cleaning etc of the communal areas.

RENTAL:

£16,000 per annum exclusive of Rates. Payable quarterly in advance, on the usual quarter days or monthly in advance by Banker’s standing order.

VALUE ADDED TAX :

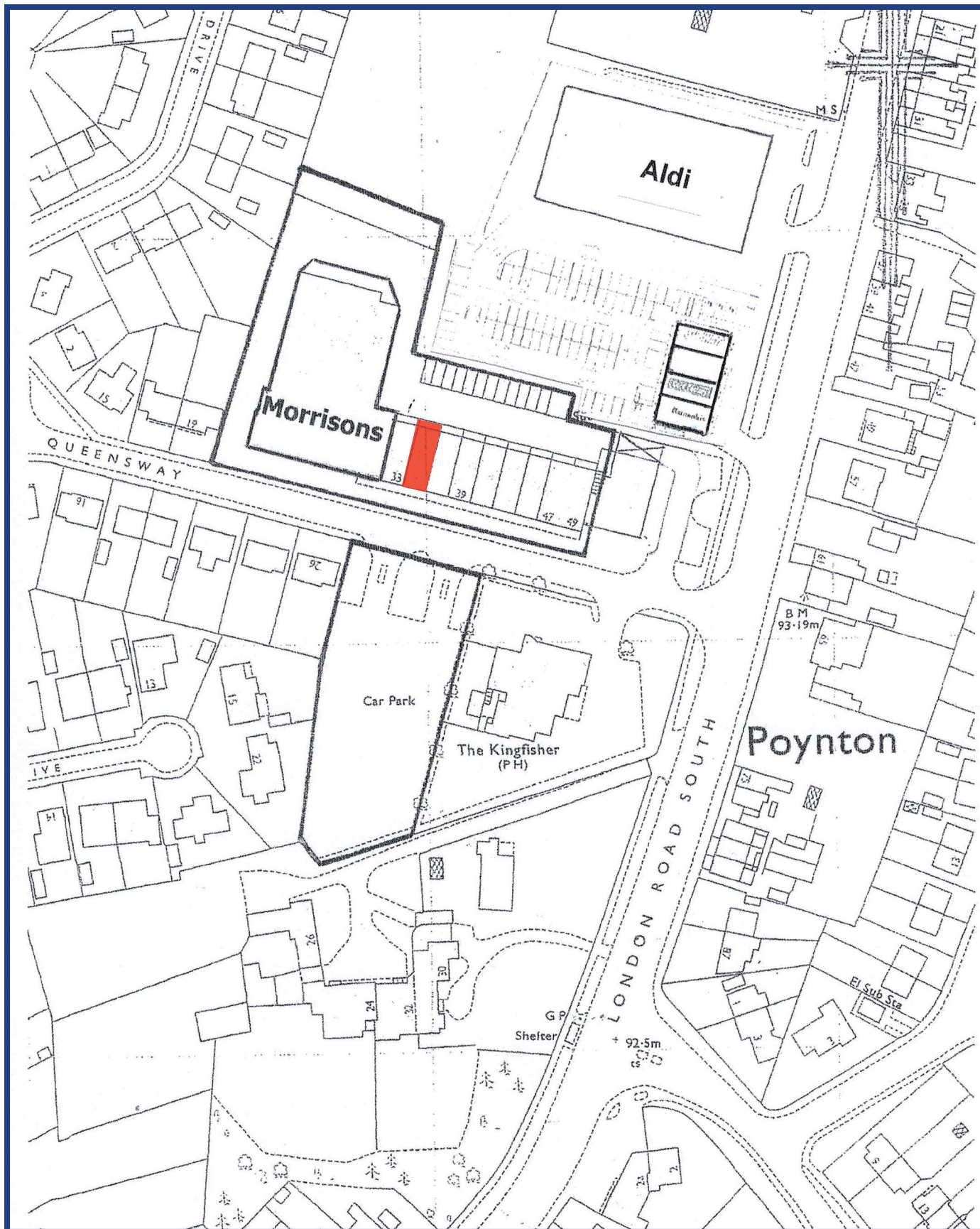
All prices, rentals, outgoings and costs are exclusive of but may be liable to Value Added Tax. The current landlords have not opted to tax.

VIEWING:

Strictly by prior appointment through:
Garner & Sons 0161 480 3013

SUBJECT TO CONTRACT & LEASE





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