



## Stockport – 125 Buxton Road, SK2 6LR

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Contact us on:

**0161 431 0660**

### Location

The premises occupy a prominent main road position fronting the A6, 1 mile to the south of Stockport Town Centre. Nearby occupiers include **Premier Express Convenience Store**, **Heavily Tandoori** and **Thai Royal House** with the **Peugeot Dealership** being located directly opposite.

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### Car Parking

Parking is available to the rear of the premises.

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### Accommodation

The premises are arranged over ground floor and first floor, providing the following approximate floor areas:

Ground Floor:	41.6 sq m	448 sq ft
First Floor:	33.5 sq m	358 sq ft
<b>Total:</b>	<b>75.1 sq m</b>	<b>808 sq ft</b>

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## Lease

The premises are held on the basis of a lease expiring November 2030.

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## Energy Performance Certificate

An EPC is available upon request.

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## Rent & Review

£9,257.40 per annum, subject to review at the expiration of every third year of the term based up fixed RPI uplifts.

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## Business Rates

The Valuation Office have confirmed that the premises are assessed for rating purposes as follows:

Rateable Value (2017): £5,800

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## Viewing

Viewings are to be strictly by arrangement via Hynes Illingworth:

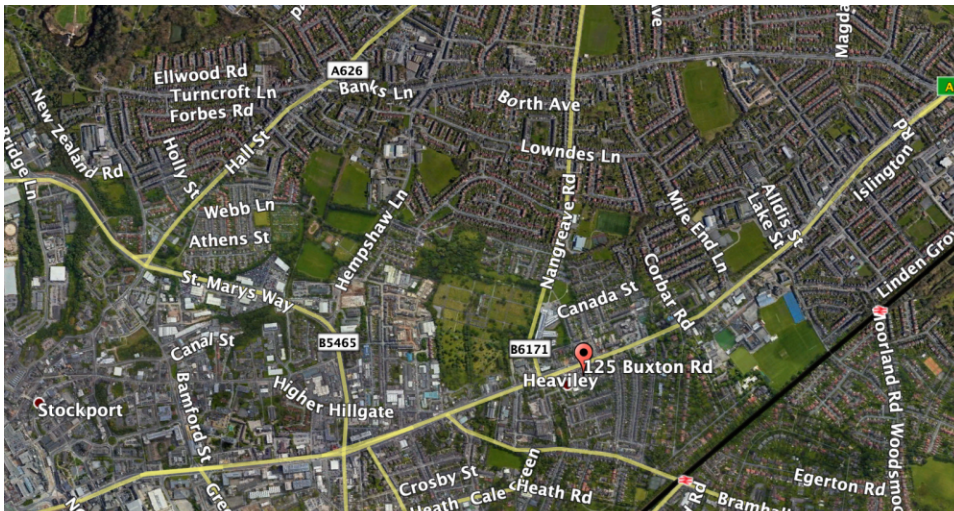
A: Andrew Hynes

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## Location Map



Hynes Illingworth  
Carvers Warehouse  
77 Dale Street  
Manchester  
M1 2HG

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