



FOR SALE OR TO LET: 409 sq.ft. (38 sq.m.) Ground Floor Retail Premises with 390 sq.ft. (36.2 sq.m.) First Floor Office/Storage accommodation prominently situated in the centre of Bramhall

**28 Bramhall Lane South
Bramhall
Stockport SK7 1AF**





Location

The property is located on Bramhall Lane South within the prime retail area of Bramhall village centre. Neighbouring occupiers include Costa Coffee, Boots The Chemist, Nat West Bank and the Village Square Retail Arcade. Pay and display parking facilities are available close to the premises.

Description

Dating from the early 1910s, the property is a mid-terraced two storey building of traditional construction with brickwork elevations beneath a shallow pitched slate tiled roof. Internally the accommodation comprises retail/sales area and stockroom to the ground floor and office/storage accommodation to the first floor. The most recent use of the property has been as a charity shop, operated for some considerable time by Beechwood Cancer Care.

Property Details

Accommodation	Ground floor: Main sales area 332 sq.ft. Stockroom 77 sq.ft. First Floor: Storage/office 331 sq.ft. Kitchen 46 sq.ft. Toilet with wash hand basin 16 sq.ft.
Rent	£15,000 per annum exclusive
Lease Terms	To let on a new FRI lease providing for a minimum term of three years or longer
Price	£200,000 subject to contract
VAT	The property is elected for VAT
Tenure	Freehold and free from chief rent
Services	All mains services are available to the property including mains electricity, gas, water and drainage.
Legal Costs	If the property is let, the prospective tenant will be responsible to pay a contribution towards Landlord's legal fees.
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk However we understand the property has a rateable value of £11,250. As such, small business rate relief may apply depending on the buyer's circumstances.

Contact us

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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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