



77
Bramhall Moor Lane
Stockport
SK7 5BN

**462
SQ.FT**



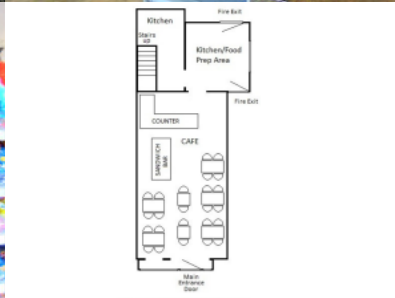
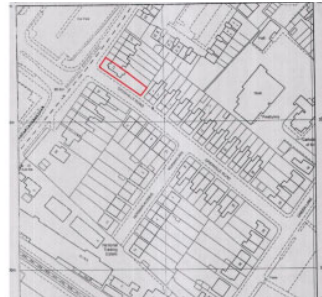
- Ground floor retail premises with parking
- A1 planning consent & historic A3 consent
- Established retail trading location
- Located opposite Stepping Hill NHS hospital
- Suitable for a variety of retail uses STP
- Forecourt and street parking available
- Low RV - £3,200 - 100% business rates relief



Location

The property is located at the corner of Bramhall Moor Lane and Grenville Road opposite to the entrance to Stepping Hill NHS trust hospital and a short drive to the main A6 London Road/Buxton Road.

- Stockport: 2.5 miles.
- Hazel Grove: 1 mile.



Description/Accommodation

The property occupies the ground floor of an end of terrace mixed commercial and residential parade and provides open plan main sales area with rear store and loading.

To the front is forecourt parking and there is an additional external storage/seating area to the side of the property.

Ground floor: 462 Sq.ft.

Main sales: 14'1" width x 25'11" depth.

Rear store: 10'1" x 9'4".

Rateable Value

Rateable value: £3,200.

Small Business Rates Multiplier 2019/20: 49.1p.

100% Business Rates relief available.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£10,500 per annum exclusive.

£875 per calendar month exclusive.

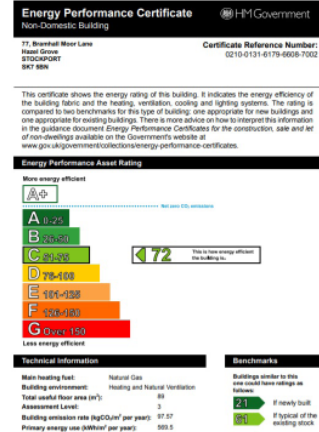
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. October 2019.