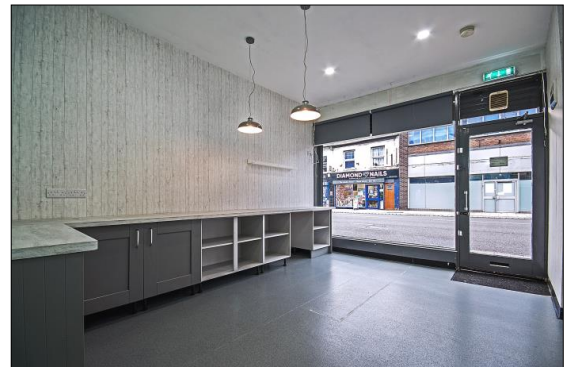


**129A London Road
Hazel Grove
Stockport, SK7 4HH**

To Let
£9,750 per annum, exclusive



41.6 sq.m (448 sq.ft)

**Prominently located, self-contained, ground floor
retail premises**

- Remote controlled security shutter over the shop front
- Prominent corner position
- LED strip lighting
- Fitted kitchen and toilet area
- Prominently located on the A6 in Hazel Grove
- Other Hazel Grove occupiers include Asda, M & S Simply Food, Sainsbury's, American Golf and McDonalds
- Rail station within 10 minutes' walk
- M60 motorway within 15/20 minutes' drive

Location

The premises are prominently located on London Road (A6) in Hazel Grove's retail centre, where other retailers include Asda, M & S Simply Food, Sainsbury's, American Golf and McDonalds amongst many others. Hazel Grove is a popular residential area and is well served by bus services along the A6 and rail services from Hazel Grove station, which is on the Buxton to Manchester Piccadilly line. The M60 motorway and Stockport town centre are within approximately 15/20 minutes' drive to the north and Manchester Airport is within approximately 15/20 minutes' drive, via the Manchester Airport Eastern Link Road. (SatNav: SK7 4HH)

Description

The premises form the ground floor of a mainly two storey retail and residential property with brickwork elevations and a pitched tiled roof. The premises benefit from a security shutter over the shop front, non-slip flooring and LED lighting.



The Premises

41.6 sq.m (448 sq.ft) net internal area overall, including front sales area, partitioned rear sales area with fitted base units and wash basin and kitchen area with sink unit and electric water heater. In addition, there is a toilet area with WC and wash basin.

Car Parking

There is an informal shared car parking/loading area to the rear (not formally demised in the lease and details to be confirmed), 'Pay & Display' car parking facilities nearby and additional car parking to the local side roads.

Security

There is a remote controlled security shutter over the shop front.

Services

Available services include electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating (tbc). EPC available on request.

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Rateable Assessment

Rateable Value: £6,200

Business Rates Payable 2023/24: £3,093.80

NB: You may qualify for 100% Business Rates Relief - please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).



Lease Terms

An effectively full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£9,750 per annum, exclusive.

(The Landlord may require a Rent Deposit).

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note

The tenant is responsible for a proportional (50%) contribution towards the cost of the repair and maintenance of common parts of the property, buildings insurance, etc. (details to be confirmed).



Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk

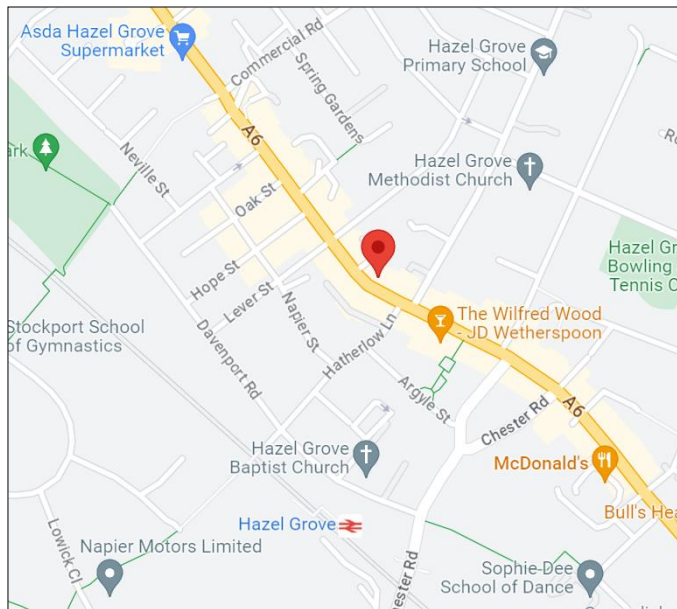
Possession

Available immediately following completion of legal formalities and subject to agreement on specific dates between the parties.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ●

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3558RET-24/11/23-Draft.1)

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