

TO LET



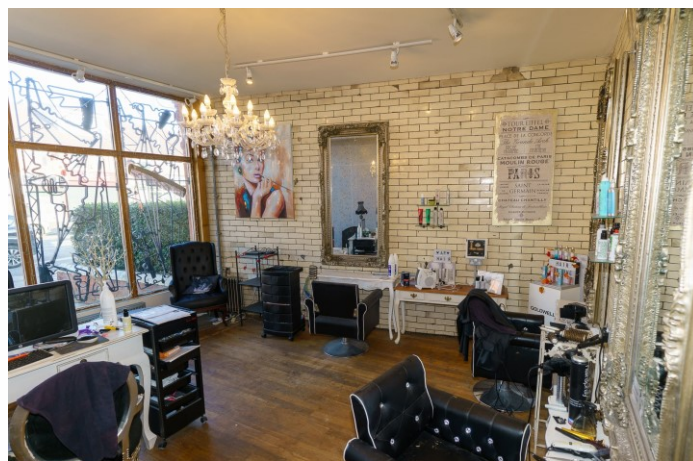
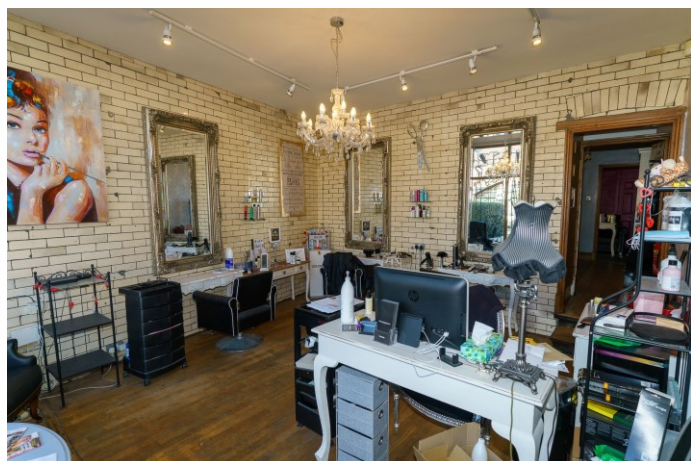
RogerHannah



387 Manchester Road, Heaton Chapel, Stockport, Greater Manchester, SK4 5BY

**Ground Floor Retail Premises
with Basement & Shared Yard
1,130 Sq Ft (104.9 Sq M)**

- Prominent position on a busy main road
- Transport links within close proximity
- Currently fitted out as a hairdressers
- Rear yard shared with flat above
- Flexible use available (STPP)





Location

The property is located on Manchester Road in the vibrant suburb of Heaton Chapel. Manchester Road (A6188) runs parallel with Wellington Road North (A6) and are two of the arterial routes leading to Manchester City Centre (4 miles) and Stockport Town Centre (1.5 miles). Due to the location, the property is surrounded by an abundance of public transport links including Heaton Chapel train station being less than a 10 minute walk away and regular bus links running frequently from the A6. Heaton Chapel is located next to the popular suburb of Heaton Moor and has become a competitive alternative, offering a lively hub of restaurants, bars and independent businesses providing a large footfall.

Description

The property comprises a ground floor retail premises within an end terrace property of brick construction beneath a pitched tiled roof. The demise also consists of a basement and rear yard area providing ample storage space. Internally the ground floor layout boasts three versatile rooms ideal for the current use of a hairdressers or the desired retail use. Specifications of the front sales area include a fully glazed frontage offering an abundance of natural light, laminate flooring and the original glazed brick wall providing an authentic feature dating back to its Victorian roots where it traded as a butchers shop. Below is a spacious basement benefiting from a kitchen and WC facilities with two rooms located in the middle and to the front of the property. The front room of the basement offers a Drayman's hatch leading onto the front courtyard. The rear yard area is accessed via the rear ground floor room and is a shared space with the flat above. While the property doesn't include demised parking, ample street parking surrounds, ensuring convenient access for clients and visitors.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Area basis. The areas are as follows:

Ground Floor	565 Sq ft	(52.45 Sq m)
Basement	565 Sq ft	(52.45 Sq m)
Total	1,130 Sq ft	(104.9 Sq m)

Asking Rent

The property is available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed at an annual rental of £12,600 per annum.

Building Insurance

The current Building Insurance payable by the Tenant is £222.92 per annum. The policy is reviewed on an annual basis and the renewal date is 05/07/2024, at which point the new premium will be apportioned to Tenants.

Business Rates

Rateable Value 2023 = £4,750 per annum

Rates Payable = £2,370.25 per annum

*Qualifies for Small Business Rates Relief subject to this being your only commercial property however we advise all interested parties to make their own enquiries with the Valuation Office Agency.

Legal Costs

The Tenant will be responsible for the Landlord's legal costs associated with the new Lease.



Services

Mains services to the property include direct supplies of Electricity and Gas central heating with cast iron radiators, plus Water which is sub-metered. Utility costs are charged separately to Rent.

Deposit

A Deposit equivalent to 3 month's rent amounting to £3,150 is payable by the Tenant and will be held by the Landlord for the duration of the tenancy and returned upon vacation subject to all terms of the Agreement having been complied with.

EPC

Rated D. A copy of the EPC is available upon request.

VAT

VAT is not applicable on this property.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Robyn Egan

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Date of Preparation

13 March 2024

