

# TO LET



RogerHannah

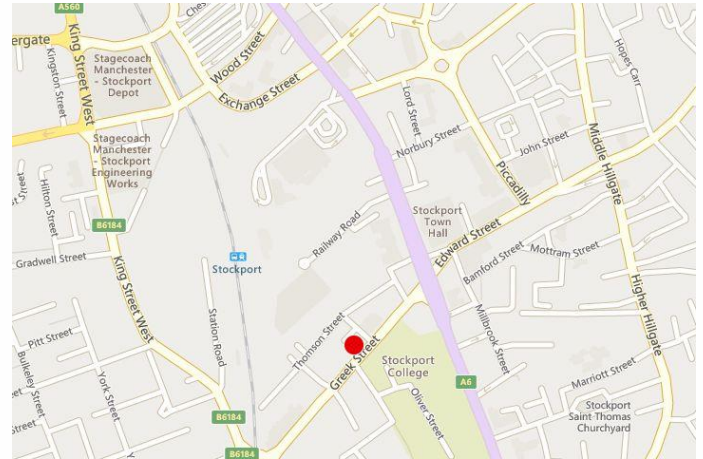


15 & 15A Greek Street, Stockport, Greater Manchester, SK3 8AB

**Ground Floor Retail Premises**  
**Recently Refurbished**  
**616 Sq Ft (57.23 Sq M)**

- Double Fronted Retail Premises
- Prominent Corner Position in a Professional Area
- Excellent Location to Transport Links and Close Proximity to Stockport Town Centre
- Former Sandwich Shop/Cafe





## Location

The Property is prominently located on the corner of Greek Street and Royal George Street in Stockport Town Centre. Situated in an established professional area just off Wellington Road South (A6) and within 5 minutes walking distance of Stockport Train Station. The A6 is well served by buses and the M60 Motorway is within a 5 minute drive. Stockport Town Centre has benefitted from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange and Redrock Retail and Leisure scheme, bringing a large amount of footfall to Stockport. Local occupiers include Offices, Beauty Salons, Residential and Stockport College. The Town Centre offers occupiers such as Holiday Inn Express, The Light Cinema, Primark, Tesco Extra, Zizzi, Pizza and many others.

## Description

The Property is prominently located on a corner plot and provides a double fronted ground floor retail space, formerly a sandwich shop/cafe premises. The available space sits within a two storey retail and residential property with brickwork elevations under a pitched slated roof. The premises benefits from suspended ceilings with integral lighting and has been recently cleared and refurbished to provide a fresh canvas for a variety of businesses.

The internal layout includes 15a & 15b, the left side of the shop providing a sales area to the front with a preparation station at the rear. The right side of the shop offering a seating/sales area with WC facilities to the rear. There is a further small external store and outdoor WC facilities. Externally there are security grills fitted to the main display windows.

Mains Services include Gas, Electricity and Water which are direct supplies. These costs will be separate to the rent.

## Rear Yard & Parking

Included in the demise is a concrete flagged yard area to the rear of the premises, previously used for external seating. There is also a single car parking space designated to the ground floor shop. There are additional pay & display parking facilities within walking distance of the premises for customers or employees.

## Accommodation

Measured in accordance with the RICS Property Measurement (2nd Edition) the approximate NIA areas are as follows:

Retail Premises	616 Sq ft / 57.2 Sq m
Rear Yard Area	5.77 m x 3.76 m

## Business Rates

Rateable Value 2017 - £4,150

Rates Payable - £2,070.85\*

\*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.

## EPC

A copy of the EPC is available upon request.

## VAT

VAT is applicable on this property.

## Legal Costs

A one-off fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of the Lease.





### Rent

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at an annual rental of £13,500 per annum plus VAT.

### Property Insurance

The current Property Insurance payable by the Tenant is £276.85 per annum plus VAT. This is reviewed on an annual basis.

### Viewing & Further Information

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

#### Roger Hannah

Agent: Robyn Egan

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#### Fairhurst Buckley

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### Date of Preparation

10 May 2024

