

# TO LET



RogerHannah

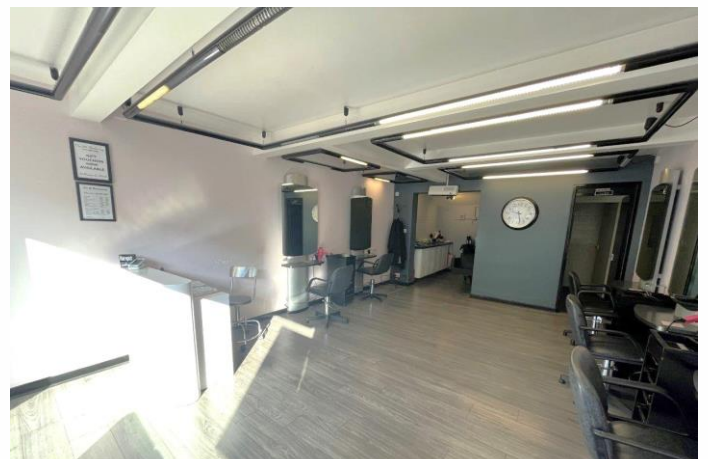
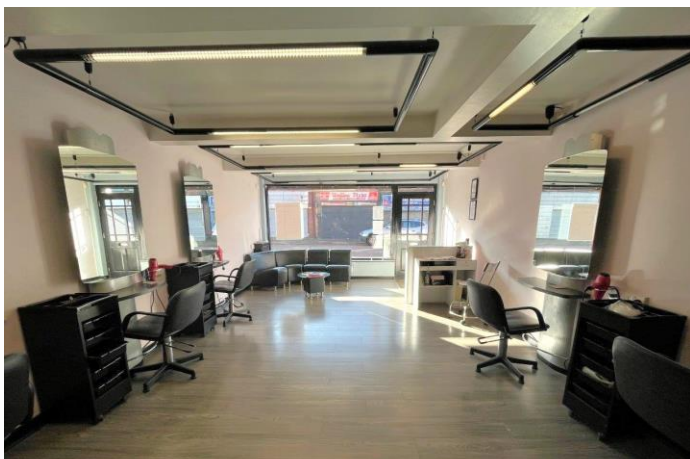


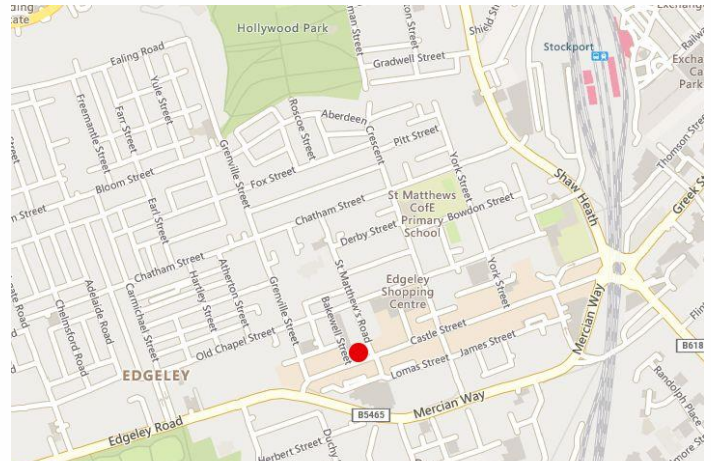
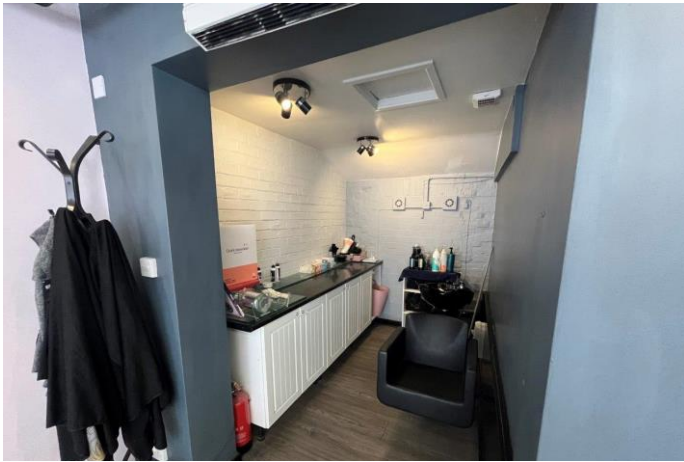
120 Castle Street, Edgeley, Stockport, Greater Manchester, SK3 9AL

## Ground Floor Retail Premises

438 Sq Ft (40.69 Sq M)

- Prominent location on a busy high street
- Excellent transport links and parking
- Surrounded by residential and local amenities





## Location

The premises form part of Castle Street shopping area in the centre of Edgeley. Located approximately a 10 minute walk from Stockport Railway Station and within 5 minute's drive of the M60 Motorway. Multiple pay and display car parks are located a short distance from the shop providing adequate amount of parking for customers to the high street.

## Description

A well positioned retail premises situated mid-parade on the ground floor of a two storey building of part brickwork construction, with a large glazed frontage offering high-visibility on the bustling high street. Internally, the front of the shop has a spacious sales area, providing ample room for customers or display. This area features laminate flooring, painted walls and ceiling with stylish LED track lighting, also benefiting from a glazed frontage offering natural light creating a bright atmosphere. At the rear, is storage space offering additional room for equipment or supplies. There are also kitchenette and WC facilities adjacent, providing essential amenities for staff and customers. Mains services include Electricity, Water and Drainage which will all be charged separately to Rent.

## Business Rates

Rateable Value 2023 = £6,700

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.

## VAT

This Property is not VAT opted.

## EPC

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

## Asking Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £10,500 per annum.

## Property Insurance

The current Property Insurance payable by the Tenant is £293.94 per annum. The policy is reviewed on an annual basis and the renewal date is 20/04/2025, at which point the new premium will be apportioned to Tenants.

## Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition) the approximately net internal areas are as follows:

Ground Sales Area	29.43 Sq M / 316.66 Sq Ft
Ground Storage	5.60 Sq M / 60.25 Sq Ft
Kitchen & WC	5.65 Sq M / 60.79 Sq Ft
<b>Total</b>	<b>40.68 Sq M / 438 Sq Ft</b>

## Legal Costs

The Tenant will be liable to pay a fixed legal fee of £330 for the preparation of the Tenancy Agreement.

## Viewing & Further Information

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

### Robyn Egan

T: 0161 429 1674

E: [robynegan@roger-hannah.co.uk](mailto:robynegan@roger-hannah.co.uk)

## Date of Preparation

20 September 2024