

**262A Finney Lane  
Heald Green, Cheadle,  
Cheshire, SK8 3QD**

**To Let**  
**£7,000 per annum, exclusive**



**59.4 sq.m (639 sq.ft)**

**Recently refurbished, self-contained first floor office suite with gas fired central heating and UPVC double glazed window units**

- Re-decorated and carpeted
- Gas fired central heating
- UPVC double glazed window units
- Good natural light
- Window blinds
- Security alarm
- Almost opposite Heald Green rail station
- Short stay lay-by car parking to the front
- Forming part of Heald Green's retail centre
- Manchester Airport within 2 minutes' drive
- M56 motorway within 5 minutes' drive

## Location

The premises are located on Finney Lane in the retail centre of Heald Green close to Heald Green's rail station and adjacent to other retail and commercial properties, including the Post Office, Tesco, Co-operative Food, Subway, pharmacies and many others. Heald Green is a popular residential area and adjoins Gatley, Cheadle Hulme and Handforth. The premises are conveniently located being within 2 minutes' drive of Manchester Airport, within 5 minutes' drive of the M56 motorway and only a short drive from the A34 corridor with its extensive retail and leisure facilities, including John Lewis, David Lloyd Leisure and Sainsbury's.  
(SatNav: SK8 3QD)

## Description

A well appointed first floor office suite within a part single storey and part two storey retail and office property with part rendered brickwork elevations and a part pitched concrete tiled roof. The office suite benefits from UPVC double glazed window units, window blinds and good natural light.

## Ground Floor

Ground floor entrance foyer off Finney Lane with stairs to the first floor.

## First Floor

59.4 sq.m (639 sq.ft) net internal area, including reception area/office 1, office 2, office 3, office 4 and kitchen area with modern fitted wall and base units, work surface and sink unit. In addition there is a toilet area with WC and wash basin.

## Car Parking

There is short stay lay-by car parking to the front of the premises and further on-road car parking near by.

## Security

There is a security alarm system (to be confirmed).

## Services

Available services include, gas, electricity, water and drainage. The premises are fitted with a gas fired central heating installation. The office suite is separately metered for electricity and the tenant will be responsible for a proportional (25%) contribution towards gas and water charges (details to be confirmed).

## Energy Performance

Energy Performance Asset Rating D-99. EPC available on request.

## Rateable Assessment

Rateable Value: £5,400

Business Rates Payable 2023/24: £2,694.60

**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

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954).

## Rent

£7,000 per annum, exclusive, plus VAT.

(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 (25%) contribution towards the cost of maintenance and upkeep of common parts of the property, external repairs, buildings insurance, etc. (details to be confirmed).

## Planning Permission

Planning permission was granted for change of use to office space (B1) planning permission DC006180 on 27<sup>th</sup> December 2001 and as a condition of that planning, it was stipulated that the premises shall not be 'open for trade' except between the hours 8.30am and 6.00pm Monday to Saturday.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

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

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

## Possession

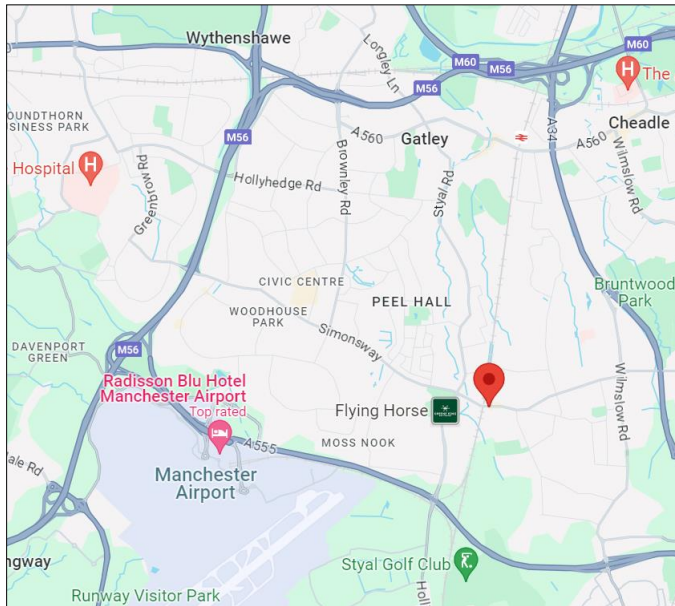
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

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

**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.

## Location Map



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