

**137 London Road
Hazel Grove
Stockport, SK7 4HH**

To Let
£9,750 per annum, exclusive



45.2 sq.m (487 sq.ft)

Extensively refurbished, self-contained ground floor retail premises finished to a very high standard

- Remote controlled motorised security shutter to the shop front
- Internal redecoration and new floor coverings
- Suspended ceiling with integral LED lighting
- Re-fitted kitchen and toilet areas
- Prominently located on the main A6 in Hazel Grove
- Other Hazel Grove occupiers include Asda, M & S Simply Food, Sainsbury's, American Golf and McDonalds
- Rail station within 5 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 slated roof. The premises benefit from a motorised security shutter over the shop front and have recently been extensively refurbished including the installation of a suspended ceiling with integral LED lighting, redecoration and new floor coverings.



The Premises

45.2 sq.m (487 sq.ft) net internal area overall, including front and rear sales areas and staff area with worktops, sink unit and undercounter electric water heater. In addition there is a toilet area with WC and wash basin.

Car Parking

There are 'Pay & Display' car parking facilities on Commercial Road, which is within a short walk of the premises, with additional car parking to the adjoining side roads.

Security

The premises are fitted with a remote controlled security shutter over the shop front.

Services

Available services include, electricity, water and drainage.

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.



Energy Performance

Energy Performance Asset Rating C-57. EPC available on request.

Rateable Assessment

Rateable Value: (to be reassessed)

Business Rates Payable 2023/24: (to be reassessed)

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.

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 two thirds contribution towards the cost of the buildings insurance premium.

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 involved.

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 ●

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