

**310-312 London Road  
Hazel Grove  
Stockport, SK7 4RF**

**To Let**  
**£16,000 per annum, exclusive**



## **98.9 sq.m (1,065 sq.ft)**

**Very prominently located, refurbished ground floor former restaurant premises with car parking to the rear – may suit other retail/office uses**

- Prominent location at the 'Rising Sun' junction of the A6 and the A523
- Main road frontage with display windows
- Double glazed window units and good natural light
- Recent internal decoration
- New laminate flooring
- Internal width of sales area 8.23 m (27 ft)
- Car parking to the rear and extensive free public car parking at Torkington Park opposite
- Within walking distance of Hazel Grove rail station
- Located on the A6 for regular bus services
- Within a few minutes' drive of the new Manchester Airport Eastern Link Road
- Within 15 minutes' drive of Manchester International Airport
- Within 15/20 minutes' drive of Stockport town centre and the M60 motorway

## Location

The premises are very prominently located at the junction of Buxton Road (A6) and Macclesfield Road (A523) just south of Hazel Grove centre, where occupiers include Sainsbury's, Asda, M&S Simply Food, McDonalds, KFC and American Golf. Regular bus services are available on the A6 and Hazel Grove's rail station is within 10 minutes' walk. The new Manchester Airport Eastern Link Road is within 5 minutes' drive and Manchester International Airport is within 15 minutes' drive. Stockport town centre and the M60 motorway are within 15/20 minutes' drive. (SatNav: SK7 4RF)

## Description

Recently refurbished ground floor former restaurant premises within a part two storey and part single storey property of brickwork construction with a part pitched slated roof and part flat felted roof. The premises have been recently redecorated and benefit from UPVC double glazed window units and laminate flooring. May suit other retail/office uses (subject to any necessary consents).

## Ground Floor

98.9 sq.m (1,065 sq.ft) net) internal area, including rear front sales area with maximum dimensions of 8.23m width by 8.17m depth (27' 0" by 26' 10"), rear sales/former kitchen area and store area with door to rear yard. In addition there are ladies/gents toilets.



## Car Parking

There is a car parking area to the rear of the premises where 3 cars may be parked (1 space will be retained for the flat). There is also extensive free public car parking available at Torkington Park, which is just across the road to the front of the premises.

## Services

Available services include gas (not presently connected - tbc), electricity, water and drainage. There is an air conditioning unit to the sales area.

## Energy Performance

Energy Performance Asset Rating (to be confirmed).

**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.

## Rateable Assessment

Rateable Value: £12,750

Business Rates Payable 2024/25: £6,362.25

**NB: You may qualify for Business Rates Relief - please ask for details.**

(The information should be verified and may be subject to transitional adjustments/supplements/relief).



## Lease Terms

A new full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

## Rent

£16,000 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 proportional contribution towards the cost of the repair and maintenance of common parts of the property (if any), buildings insurance, etc. (details to be confirmed).

## 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)

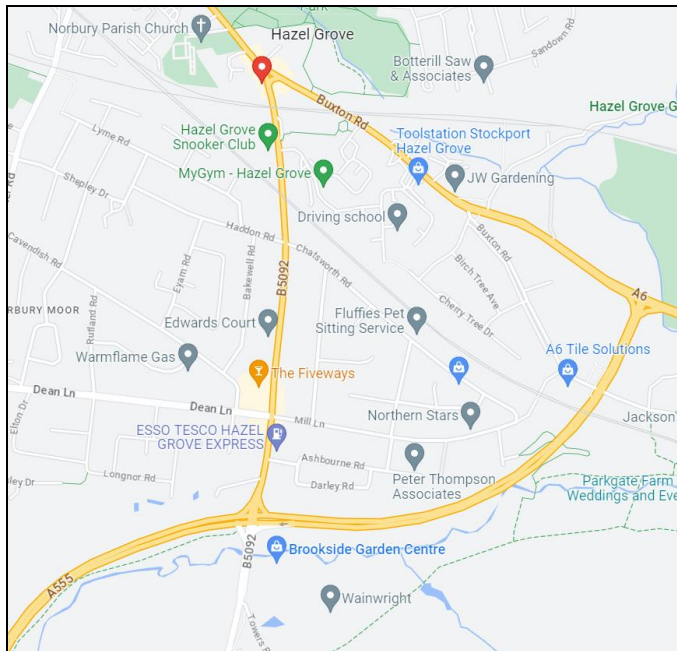
## Possession

Available following completion of legal formalities and 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 ● RICS HomeBuyer Reports ●

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