

**352A Buxton Road  
Great Moor  
Stockport, SK2 7BY**

**To Let**  
**£5,200 per annum, exclusive**



**64.3 sq.m (692 sq.ft)**

**Self-contained, refurbished, first floor office suite. Conveniently located on the A6 in the centre of Great Moor, with on-road car parking to the front and within walking distance of Woodsmoor Rail station.**

- Redecorated and new floor coverings
- UPVC double glazed window units good natural light and electric heating
- On-road car parking to the front
- Front ground floor entrance off Buxton Road
- Security bars fitted to the rear windows
- A6 location convenient for bus services
- Within walking distance of Woodsmoor Rail station
- M60 motorway/Stockport town centre within 15 minutes' drive.
- Within a few minutes' drive of the large Sainsbury's store, M&S Simply Food and Asda In Hazel Grove.

## Location

The premises are located on Buxton Road (A6) 2.5 miles approx. south of Stockport town centre and located between Stockport Grammar School and Stepping Hill Hospital. Local amenities are provided in the centre of Great Moor and more extensive retail facilities are available in Hazel Grove, which is within a few minutes' drive and retailers include Sainsburys, M&S Simply Food, Asda and McDonald's, amongst many others. Stockport town centre is within 15 minutes' drive approx. and has an extensive retail centre which has recently benefited from major investment and has a mainline rail link and motorway connection (M60). Manchester International Airport is within 25 minutes' drive approx. of the premises. Frequent bus services are available along the A6 and rail services are available from Woodsmoor rail station, which is within a short walk of the premises. (SatNav: SK2 7BY).

## Description

Self-contained, refurbished office premises, forming the first floor of a two storey retail and office property with brickwork elevations and a pitched slated roof. The offices benefit from UPVC double glazed window units, internal decoration, new floor coverings and good natural light.

## Ground Floor

Entrance lobby off Buxton Road, with stairs to the first floor.

## First Floor

64.3 sq.m (692 sq.ft) net internal area, including reception area/office 1, office 2, office 3, office 4, store, office 5 and kitchenette with sink unit. In addition there are landing/lobby areas and a toilet area.

## Car Parking

There is short stay car parking on Buxton Road during certain hours and additional car parking available to the adjoining side roads.

## Security

The premises are fitted with security bars to the rear windows.

## Services

Available services include, electricity, water and drainage. There is electric heating and the premises are separately metered for electricity and water.

## Energy Performance

Energy Performance Asset Rating (tbc). EPC available on request.

## Rateable Assessment

Rateable Value: £5,300

Business Rates Payable 2018/19: £2,544.00

**Note:** Buckley Commercial 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 Buckley Commercial has any authority to make representations or give any warranties in relation to this property.

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

**NB: You may qualify for 100% Small Business Rate Relief – please ask for details.**

## Lease Terms

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

## Rent

£5,200 per annum, exclusive.

## 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, external repairs, buildings insurance, etc. (details to be confirmed).

## Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH  
Email: [enquiries@buckleycommercial.co.uk](mailto:enquiries@buckleycommercial.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.

## Location Map



**(PA30580FF – 25/10/18 -No.5)**