

**Former NatWest Bank
Compstall Road, Romiley
Stockport, SK6 4BZ**

To Let
£30,000 per annum, exclusive



234.6 sq.m (2,525 sq.ft)

Detached, prominently located, former bank property with car parking and suitable for a variety of uses

- Ground floor area 146.5 sq.m (1,577 sq.ft)
- Attractive appearance
- Mainly gas fired central heating
- Prominent location in the centre of Romiley
- Opposite Romiley shopping centre
- Ramped disabled access
- Walled garden/car parking area and paved forecourt
- Romiley occupiers include Sainsbury's Local, Post Office, Coral and BP petrol station
- Romiley rail station is within 2 minutes' walk
- M60 motorway within 10/15 minutes' drive at Bredbury
- Suitable for a variety of uses - subject to any necessary consents

Location

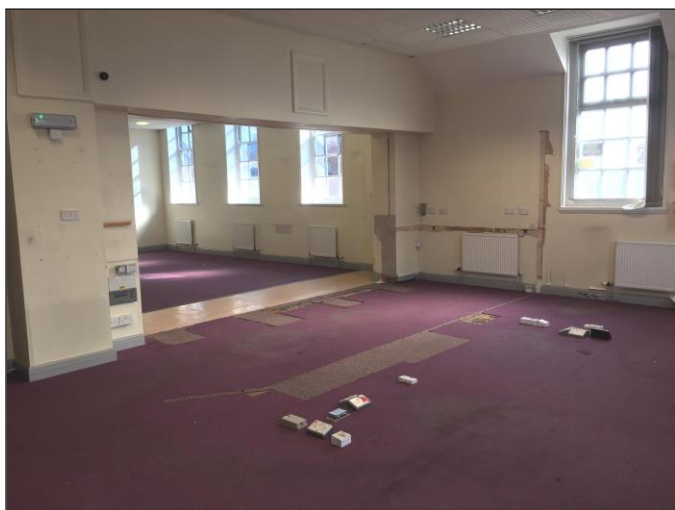
The property is prominently located on Compstall Road in the centre of Romiley, opposite Romiley's main shopping centre and other occupiers in the village include Sainsbury's Local, Coral, Post Office and a BP petrol station. Romiley is a very popular residential area, being within 10/15 minutes' drive of the M60 motorway, yet close to open countryside. Manchester International Airport is within approximately 25/30 minutes' drive. (SatNav: SK6 4BZ)

Description

A substantial, detached, mainly two storey former bank property of brickwork construction with a mainly pitched tiled roof. The property comprises the former banking hall/retail area at ground floor level, with office and staff areas above. The property has an attractive appearance with Georgian style sash windows and is suitable for a variety of uses (subject to any necessary consents).

Ground Floor

146.5 sq.m (1,577 sq.ft) net internal area, including the mainly open plan former banking hall, private office, store and former strong room. In addition there are lobby areas with stairs to the first floor and basement. (The headroom in the main banking hall is 3.04 m and 3.35 m (10' and 11')).



First Floor

77.4 sq.m (833 sq.ft) net internal area, providing kitchen/staffroom with fitted base units and sink unit, private offices, stores and ancillary areas. In addition there are ladies and gents toilets, each with 2 WCs and 2 wash basins.

Second Floor

10.7 sq.m (115 sq.ft) net internal area, providing storage space.

Basement

12.2 sq.m (131 sq.ft) net internal area, with services meters.

Car Parking

To the rear of the property there is a walled garden/car parking area, capable of accommodating 5 cars, if blocking in and a paved forecourt area to the front/side of the property. The car parking/forecourt area could possibly be reconfigured subject to any necessary consents.

Services

Available services include, gas, electricity, water and drainage. The property is heated mainly by way of a gas fired central heating installation, although, in part has electric storage heaters fitted.



Energy Performance

Energy Performance Asset Rating D. EPC available on request.

Rateable Assessment

Rateable Value: £14,500 (on part only)

Business Rates Payable 2018/19: £6,960 (on part only)

(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

£30,000 per annum, exclusive.

(The Landlord may require a rental deposit).

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

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.

Viewings/Further Information

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www.buckleycommercial.co.uk



Possession

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

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

Location Map



(PA3122RET-13/03/19-Draft.3)

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