

**51A Station Road
Cheadle Hulme
Cheshire SK8 7AA**

To Let
£6,500 per annum, exclusive
(including 4 car spaces)



44.6 sq.m (480 sq.ft)

Self-contained, first floor office suite with 4 allocated car parking spaces

- Ground floor entrance off Station Road
- UPVC double glazed window units
- Suspended ceilings with integral lighting
- Gas fired central heating
- Security alarm
- 4 car parking spaces
- Close to Cheadle Hulme rail station
- Cheadle Hulme occupiers include Tesco, Waitrose, Asda, Costa Coffee and Gusto Restaurant
- A34 corridor within 5 minutes' drive
- Manchester International Airport 10 minutes' drive

Location

The office suite is conveniently located on Station Road in the centre of Cheadle Hulme, which is a popular retail, office and residential location and adjoining residential areas include Cheadle, Handforth and Bramhall. Local amenities are provided in the centre of Cheadle Hulme including shops, banks, Post Office, restaurants/pubs and the area is well served by bus and rail services. Occupiers within Cheadle Hulme include Waitrose, Gusto, John Millington Pub/Restaurant, Costa, Majestic Wine Warehouse, Homebird, Asda and many others. The offices suite is within a few minutes' drive of the A34, which provides easy access to the motorway network (M60/M56), John Lewis, David Lloyd Leisure, Sainsbury's and Marks & Spencer at Handforth Dean. Manchester International Airport is within 10 minutes' drive. (SatNav: SK8 7AA)

Description

The premises form part of the first floor of a mainly two storey retail and office property with brickwork elevations and a pitched slated roof. The premises benefit from internal decoration, carpeting, fitted kitchen area, double glazed window units and suspended ceilings with integral lighting.

Ground Floor

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

First Floor

44.6 sq.m (480 sq.ft) net internal area, including office 1, office 2 and kitchen/staffroom (or office 3) with fitted base units, sink unit and working surface. In addition there is a lobby and ladies and gents toilets.

Car Parking

There is a surfaced car park to the rear of the premises, where 4 spaces are allocated to the premises (marked Unit 6).



Security

The premises are fitted with a security alarm system.

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.

Services

Available services include, gas, electricity, water and drainage and the premises are separately metered for electricity and gas. There is an independent gas fired central heating installation and smoke alarms fitted.



Energy Performance

Energy Performance Asset Rating C-65. EPC available on request.

Rateable Assessment

First floor: Rateable Value: £4,900 (combined assessment for office suite and 4 car parking spaces)

Business Rates Payable 2019/20: £2,405.90

(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

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

Rent

£6,500 per annum, exclusive (including 4 car parking spaces). (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 (8.32%) contribution towards the repair and maintenance of common parts of the property, external repairs, Landlord's Managing Agent's fees, buildings insurance, etc.

Viewings/Further Information

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

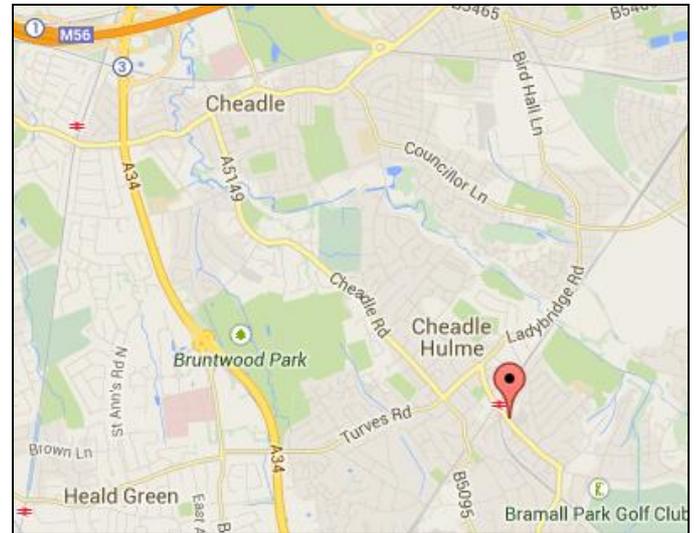
Possession

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



(PA32030FF-01/05/19-No.2)

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