

**213 Hall Street**  
**Offerton**  
**Stockport, SK1 4JG**

**To Let**  
**£9,750 per annum, exclusive**



**85.4 sq.m (919 sq.ft)**

**Prominently located, two storey, retail/A2 office premises**

- Suspended ceiling with integral lighting/spotlighting to the sales area
- Gas fired central heating installation
- Air-conditioning (to be confirmed)
- Double glazed window units in part
- Prominent location on Hall Street between the junctions of Banks Lane and Turncroft Lane
- Within 5 minutes' drive of Stockport town centre
- Within 5 minutes' drive of the M60 motorway

## Location

The premises are prominently located on Hall Street between the junctions of Banks Lane and Turncroft Lane, in Offerton, which is a popular residential area within 5 minutes' drive of Stockport town centre and the M60 motorway. Adjoining occupiers include Co-op Food, William Hill, Well Pharmacy, Gardeners Arms and Connors Cake Box. Stockport itself has benefited from substantial recent investment, including improvements to the road network and major developments including Stockport Exchange and the Redrock retail and leisure scheme, where occupiers include The Light Cinema, Zizzi and Pizza Express. Manchester International Airport is within approximately 20 minutes' drive. (SatNav: SK1 4JG)

## Description

End of parade, two storey, retail/A2 office premises with part rendered brickwork elevations and a pitched roof with a mainly concrete tiled roof covering. The premises were previously occupied by estate agents and have a suspended ceiling to the ground floor sales area with integral lighting/spotlighting and a combination of laminate flooring and carpeting. The premises have double glazed window units in part.

## Ground Floor

45.2 sq.m (486 sq.ft) net internal area, including main sales area with attractive bay window to the front and kitchen/staff area with fitted wall and base units, sink unit and working surface/breakfast bar.

## First Floor

40.2 sq.m (433 sq.ft) net internal area, including office 1, through file area and office 2. In addition there are ladies and gents toilets each with a WC, wash basin and electric water heater.

## Car Parking

There is car parking available to the adjoining side roads.

## Services

Available services include, gas, electricity, water and drainage. The premises have a gas fired central heating installation and an air-conditioning unit (to be confirmed). There is skirting trunking for power and data fitted in part.

## Energy Performance

Energy Performance Asset Rating C-55. EPC available on request.

## Rateable Assessment

Rateable Value (ground floor & first floor combined): £8,600  
Business Rates Payable 2019/20: £4,226.60  
(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

£9,750 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.

## 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)  
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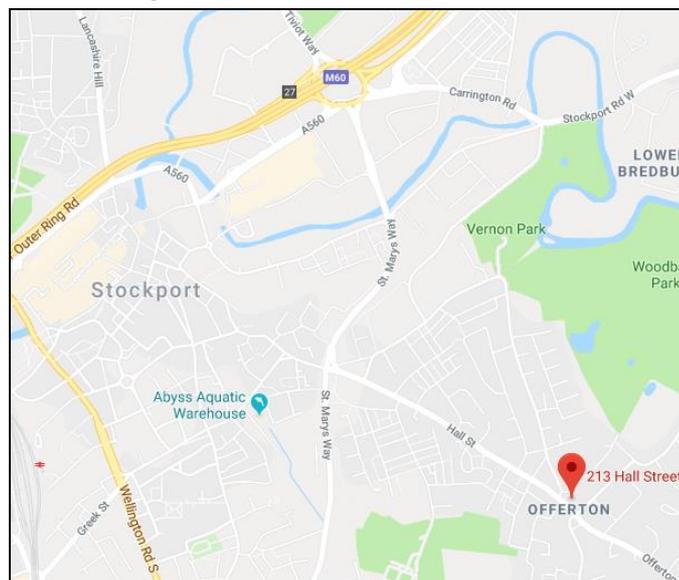
## Possession

Available from 24<sup>th</sup> May 2019, subject to 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



(PA3199RET-10/05/19-Draft.2)

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