

Unit 7 Cheadle Hulme Shopping Centre, Station Rd, Cheadle Hulme, SK8 5BE

To Let

£20,500 per annum, exclusive



206.9 sq.m (2,227 sq.ft)

Refurbished, retail unit within a mixed use development with customer car park providing 144 spaces

- Refurbished retail unit
- Planning Permission granted for change of use to D1 Dental Surgery or A1 Retail
- Prominent position on the corner of Station Road and Ladybridge Road in the centre of Cheadle Hulme
- 3 hours free customer car parking with 144 spaces
- Ground floor area of 143.1 sq.m (1,540 sq.ft)
- Other retailers include Asda, Costa, Subway, Hallmark and Monkhouse Schoolwear
- Cheadle Hulme occupiers include Waitrose, Tesco Express, Gusto, Platform 5, Pimlotts butchers and Majestic Wine.
- Rear elevation fronting the car parking area, offering scope to install an additional entrance/display windows
- Manchester International Airport within 10 minutes' drive

Location

Cheadle Hulme Shopping Centre is prominently located at the junction of Station Road and Ladybridge Road in the centre of Cheadle Hulme, within a few minutes' walk of Cheadle Hulme's rail station. Cheadle Hulme is a popular residential area and adjoining areas include Bramhall, Handforth, Heald Green and Cheadle. Cheadle Hulme occupiers include Costa, Asda, Subway, Monkhouse Schoolwear, Waitrose, Tesco Express, Gusto, Platform 5, Pimlotts butchers, Bryants Furniture, Majestic Wine and many more. Cheadle Hulme has excellent communication links being within 10 minutes' drive of Manchester International Airport and the motorway network. (SatNav: SK8 5BE)

Description

Refurbished, part single storey and part two storey retail premises providing a sales area to the ground floor and ancillary staff/store/office area to the first floor.

Ground Floor

143.1 sq.m (1,540 sq.ft) net internal area, including main sales area, with a frontage to the mall and rear elevation fronting the car park.

First Floor

63.8 sq.m (687 sq.ft) net internal area, including staff/store/office area. In addition there is a toilet area.

Car Parking

There is 3 hours free customer car parking with 144 spaces. In addition there is a tenant car park.

Security

The mall is secured at night.

Services

Available services include, 3 phase electricity, water and drainage. We are advised that gas is available but not presently connected to the premises.

Energy Performance

Energy Performance Asset Rating D-99. EPC available on request.

Rateable Assessment

Rateable Value: £(to be re-assessed)

Business Rates Payable 2019/20: £(to be re-assessed)

(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

£20,500 per annum, exclusive, plus VAT.
(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.

Service Charge

The Landlord levies additional charges in respect of the repair, maintenance, lighting and cleaning of common parts of the development, security, window cleaning, communal refuse collections, buildings insurance, etc. Service charge for year 25/03/19 to 24/03/20: £1.62 per sq.ft. (details to be confirmed).

Planning Permission

Planning Permission was granted 01/05/19 for change of use to D1 Dental Surgery or A1 Retail. Ref: DC/072705.

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

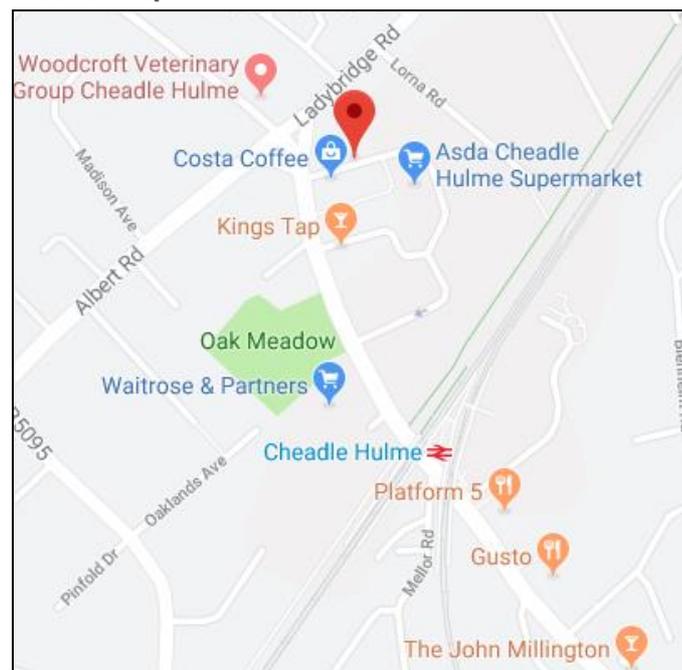
Possession

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



(PA3190RETUNIT7-21/06/19-Draft.1)

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