

5 Wellington Road South Stockport

For Sale or To Let

**£83,750 subject to contract
£6,500 per annum, exclusive**



86.9 sq.m (935 sq.ft)

Refurbished, self-contained, first floor, town centre office premises

- Electric heating
- Suspended ceilings with integral LED lighting
- Mainly UPVC double glazed window units
- New carpet tiles to the offices
- Major recent town centre investment in Stockport Exchange and Redrock Leisure Scheme
- Prominent town centre/A6 location, close to BSKyB building
- Within a minute's walk of Merseyway Shopping Centre and Stockport bus station
- Within 5 minutes' walk of Stockport's mainline rail station
- M60 motorway within a few minutes' drive
- Manchester International Airport within 15/20 minutes' drive

Location

The premises are very conveniently located, within a minute's walk of the prime retail area of Merseyway Shopping Centre and Stockport bus station. Stockport has benefited from substantial recent investment including improvements to the road network and major developments at Stockport Exchange and Redrock leisure and retail scheme and town centre occupiers now include The Light Cinema, Zizzi, Pizza Express and Holiday Inn Express. Stockport's mainline rail station is within 5 minutes' walk, the M60 motorway is within 5 minutes' drive and Manchester International Airport is within 15/20 minutes' drive. (SatNav: SK4 1AA)

Description

Refurbished, self-contained, first floor office premises, within a two storey retail and office parade with part rendered brickwork elevations and a pitched slated roof. The office suite has mainly UPVC double glazed window units, part suspended ceilings with integral LED lighting, good natural light, new carpet tiles and internal redecoration.

Ground Floor

Entrance lobby with stairs to the first floor.

First Floor

86.9 sq.m (935 sq.ft) net internal area, including reception office 1, office 2, office 3 and a further area which has been partitioned to provide store area, office 4, office 5 and kitchen with fitted base unit, sink unit and electric water heater. In addition there are ladies and gents toilets, each with WC and wash basin.

Car Parking

There are a number of 'Pay & Display' car parking facilities within walking distance of the premises.

Services

Available services include, electricity, water and drainage. The offices have wall mounted electric heaters fitted.

Energy Performance

Energy Performance Asset Rating D-81. EPC available on request.

Rateable Assessment

Rateable Value: £6,900

Business Rates Payable 2019/20: £3,387.90

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

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

Lease Terms

An internal repairing lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

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.

Rent

£6,500 per annum, exclusive. (£6.95 per sq.ft).
(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 1

The Landlord insures the property (buildings insurance) and does not charge the premium back to the tenant.

Note 2

Our client will also consider a sale of the premises at a price of £83,750 subject to contract. Tenure long leasehold – 999 years at a nominal rent (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
www.buckleycommercial.co.uk

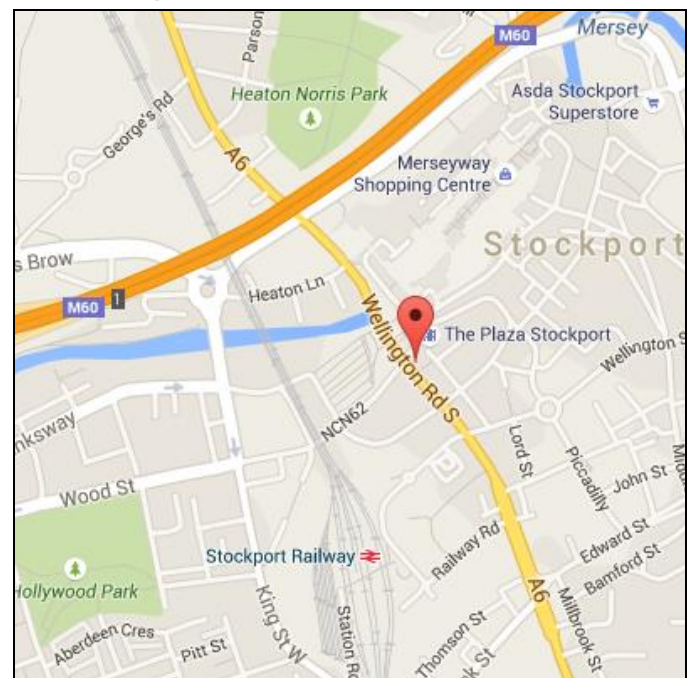
Possession

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



(PA31710FF-15/07/19-No.6)