

126 Castle Street
Edgeley
Stockport, SK3 9JH

To Let
£11,500 per annum, exclusive



62 sq.m (667 sq.ft)

Prominently located, ground floor, retail/A2 office premises with return frontage, additional cellar area and car parking

- Prominent corner location
- Suspended ceiling with integral spotlighting
- Gas fired central heating
- Good natural light
- Security shutter over the main entrance door, security bars to the rear windows and security gate over rear personnel door
- Forming part of the busy Castle Street shopping area
- Main road frontage with considerable passing vehicular traffic
- Within 5/10 minutes' walk of Stockport's mainline rail station
- Within 5 minutes' drive of junction 1 of the M60 motorway

Location

The premises are very prominently located on the corner of Castle Street and Grenville Street, close to its junction with Edgeley Road and Mercian Way. The premises form part of the busy Castle Street shopping area of Edgeley, yet benefit from a main road frontage to considerable passing vehicular traffic. Castle Street occupiers include Home Bargains, Boots, Co-operative Food, Edwards Mellor and Greggs, amongst many others. Stockport's mainline rail station is within 5/10 minutes' walk and junction 1 of the M60 motorway is within 5 minutes' drive. (SatNav: SK3 9JH)

Description

The premises form the ground floor of an end of parade, mainly two storey and part single storey retail and residential property with mainly rendered brickwork elevations and a pitched concrete tiled roof. The premises were previously occupied by a firm of estate agents and benefit from a suspended ceiling, with integral spotlighting.

Ground Floor

62 sq.m (667 sq.ft) net internal area, including main sales area, with maximum dimensions of 5.18 m (17' 0") width by 8.86 m (29' 1") depth, partitioned private office, through store area and kitchen/staff area with fitted wall and base units, sink unit, working surface, central heating boiler and door to rear. In addition there is a toilet area with a WC and wash basin.

Basement/Cellar

24.3 sq.m (262 sq.ft) gross internal area, with headroom of 1.82 m (6') minimum and 2.05 m (6' 9") maximum.

Car Parking

There is one car parking space allocated to the premises to the rear.

Security

There is a security shutter over the front main entrance door, security bars to the rear windows and a security gate fitted over the rear personnel door.

Services

Available services include, gas, electricity, water and drainage. There is a gas fired central heating installation.

Energy Performance

Energy Performance Asset Rating C-70. EPC available on request.

Rateable Assessment

Rateable Value: £6,800

Business Rates Payable 2019/20: £3,338.80

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

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.

(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

£11,500 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

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, buildings insurance, etc. (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 and 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



(PA3200RET-20/08/19-Draft.4)