

**3 Hawthorn Grove
Heaton Moor
Stockport, SK4 4HZ**

To Let
£11,000 per annum, exclusive



46.5 sq.m (500 sq.ft)

Attractive, single storey retail premises with car parking for 2 cars.

- Gas fired central heating and double glazing
- Security alarm
- Internal decoration and high quality floor coverings
- Car parking for 2 cars
- Good natural light
- Disabled toilet facility
- Located in the heart of Heaton Moor's village centre
- Nearby occupiers include Rock Salt Cafe Bar, Tesco Express, Savoy Cinema, The Moor Top, The Easy Fish Company, Martins Bakery and Co-op
- Stockport town centre, M60 motorway and Metrolink all within 5 minutes' drive
- Heaton Chapel rail station within comfortable walking distance

Location

The premises are located on Hawthorn Grove, just off Heaton Moor Road in the village centre of Heaton Moor. Heaton Moor is a very popular residential area with a vibrant retail centre, where occupiers include Rock Salt Cafe Bar, The Moor Top, Savoy Cinema, Tesco Express, The Easy Fish Company, Martins Bakery and Co-op and is well served by rail services at Heaton Chapel rail station, Metrolink at Parrswood and the M60 motorway, which is within approximately 5 minutes' drive. (SatNav: SK4 4HZ)

Description

Attractive, single storey premises of brickwork construction with a pitched slated roof. Internally, the premises are finished to a high standard and benefit from internal decoration, double glazed window units, surface mounted Cat 2 style lighting, central heating, good natural light, fitted kitchen area and high quality floor coverings.

The Premises

46.5 sq.m (500 sq.ft) net) internal area, including an open plan general office/showroom/training area with maximum dimensions of 13.35 m x 3.25 m (43' 10" x 10' 8") and additional kitchen area with fitted wall and base units, worktop and sink unit. In addition there is a disabled toilet facility with WC, wash basin and central heating boiler.

Car Parking

To the front of the premises there is a surfaced car parking area, where 2 cars may be parked. In addition there are 'Pay & Display' car parking facilities and on-road car parking in the immediate vicinity.

Security

The premises are fitted with a security alarm system.

Services

Available services include, gas, electricity, water and drainage. The premises are fitted with a gas fired central heating installation.

Energy Performance

Energy Performance Asset Rating B-42. EPC available on request.

Rateable Assessment

Rateable Value: £8,600

Business Rates Payable 2019/20: £4,222.60

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).

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.

Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The lease will be formed inside the Landlord & Tenant Act 1954).

Rent

£11,000 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.

Planning Permission

Planning Permission was granted DC/069738 - for change of use to retail flooring showroom with ancillary offices. Decision Issued Date 26/10/2018. (Permitted trading hours 9am – 5pm Monday – Saturday but not on Sundays or Bank Holidays).

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 from 1st October 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



(PA3187RET-22/08/19-No.5)