

Madison Commercial

Commercial Property Consultants

TO LET

2-STOREY RETAIL UNIT FRONTING
THE A6

125 BUXTON ROAD, HEAVILEY, STOCKPORT SK2
6LR

800 ft² (74 m²)



Situation:

Busy main road location to the south of Stockport town centre, fronting the A6 Buxton Road.

Situated close to the junction with Regent Road within a parade which includes a Premier

Express Convenience Store, Guras Restaurant and various fast-food operators. On the opposite side of Buxton Road is a Peugeot dealership.

Tel: 0161 877 1660

Description:

2—storey mid-terraced retail unit with a glazed display frontage to Buxton Road. Brick-built beneath a pitched slate covered roof. At ground floor level the premises comprise sales area with ancillary storage, whilst the first floor provides staff, storage and WC facilities. The ground floor extends to 440 sq ft and the 1st floor 360 sq ft approx. To the rear is a small garden / yard area with access out to a ginnel via Regent Road.

Terms:

New lease of negotiable length on full repairing and insuring terms, incorporating 3 yearly upward only rent reviews. Rental - £10,000 pa, exclusive of rates and any VAT.

Rates:

We are advised that the premises have a Rateable Value of £8,700 within the 2023 Valuation List, producing payable rates of £4,341 pa for 2024/2025. Eligible parties will be entitled to Small Business Rate Relief. Please verify all figures and check your entitlement with Stockport MBC.

Total Floor Area	800 ft2 (74 m2)
Rates	GBP 4,341 p/a
Rental	GBP 10,000 p/a

Viewing:

By appointment with Madison Commercial on 0161-877-1660. Email martin@madisoncommercial.co.uk

Property Misdescription Act 1991 / Misrepresentation Act 1967.

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