

MBRE

**RETAIL
TO LET**



407
Hempshaw Lane
Stockport
SK1 4QA

**325
SQ.FT**



- Fully renovated ground floor shop premises
- Ready for Tenant specific shop fit out
- GF Shop: 325 Sq.ft - open plan sales
- Access to 150 Sq.ft external storage shed
- Separate access for shop and for flat
- Low RV: £2,650 - 100% SBRR - Nil rates
- Low rent - £750pcm / £9,000 pax
- New Lease/No Premium/Terms to be agreed

Location

The property is located fronting Hemphaw Lane in Stockport and is a short drive to Stockport town centre and J1 of the M60 Motorway.

- Stockport: 1.5 miles.
- M60: 1.5 miles.
- Offerton: 1 mile.



Description/Accommodation

The property provides a fully renovated and refurbished ground floor retail premises with open plan sales, under stairs storage, rear kitchen and access to toilet facilities and rear storage shed.

Ground floor retail: 325 Sq.ft overall comprising:-

Main sales: 258 Sq.ft - 12'5" x 23'0" less stairs 8'3" x 3'6".

Under stairs store: 13 Sq.ft - 2'7" x 4'11".

Kitchen: 35 Sq.ft - 4'0" x 8'9".

W.C: 19 Sq.ft - 6'5" x 2'11".

External bike store: 150 Sq.ft - 6'4" x 9'7" - To be shared with the residential Tenant as required.

Rateable Value

Rateable value: £2,650.

Small Business Rates Multiplier 2025/26: 49.9p.

100% SBRR available - Nil payable rates.

Interested parties contact SMBC - 0161 474 5188.

Terms

The property is available to let on a new Lease for a minimum term of 3 years.

Price

£750 per calendar month.

£9,000 per annum exclusive.

VAT

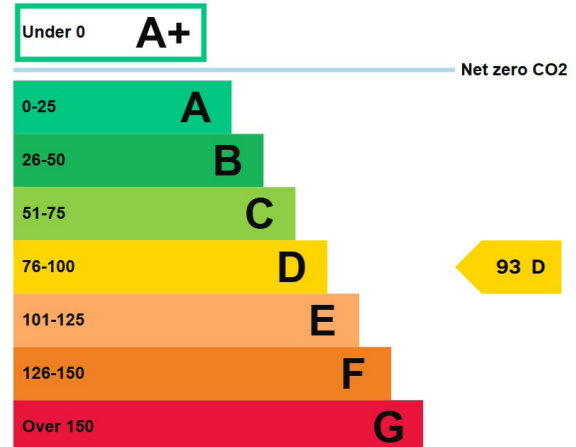
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Planning

We understand the property benefits from E use class. Buyers to make their own enquiries.

Legal Costs

The Tenant will be liable for the Landlords legal costs associated with the preparation of the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. OCTOBER 2025.