MBRE

RETAIL/OFFICE TO LET







365 & 365a
London Road
Stockport
SK7 6AA

1,110 SQ.FT









- Prominent London Road retail/office property
- Ground floor: 620 Sq.ft/First floor: 490 Sq.ft
- Available separately or combined
- Low RV's: GF: £5,000/FF: £4,500 - Nil rates
- Suitable for office and retail uses - E class
- GF: Open plan with kitchen/toilet facilities
- FF: Three private offices with toilet facilities
- New Leases / Nil Premium / Terms TBA

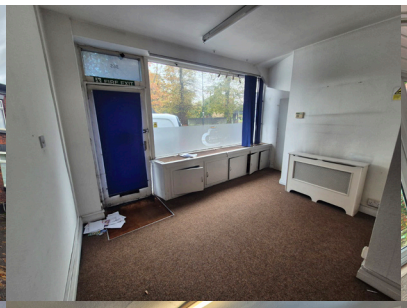
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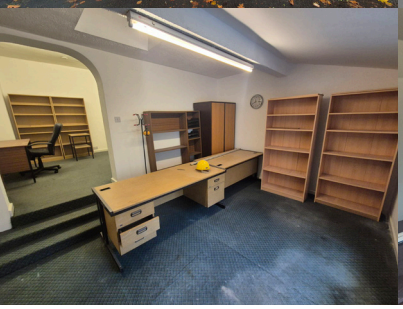
Location

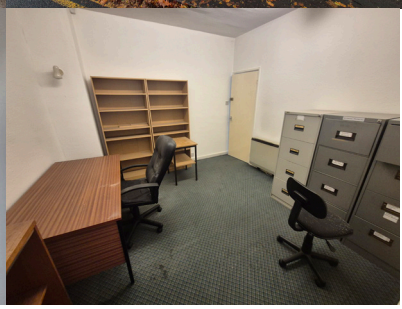
The property is located fronting London Road at the junction of London Road and Macclesfield close to Hazel Grove, Poynton and High Lane.

- Stockport: 3.5 miles.
- M60: 3.5 miles.
- Manchester: 9.5 miles.



Description/Accommodation

The property provides a two storey retail/office premises with accommodation available separately or combined with the ground floor providing open plan retail/office accommodation with kitchen and toilet facilities and the first floor provides self contained offices accessed via a private side entrance along with toilet facilities.

Ground floor: 620 Sq.ft overall comprising:-
Front sales - 152 Sq.ft overall - 15'0'' x 13'2'' less 7'9'' x 3'9'' less 3'0'' x 5'4''.
Mid sales: 123 Sq.ft - 12'4'' x 10'5'' less 3'0'' x 3'0''.
Rear sales: 155 Sq.ft - 11'1'' x 14'0.
Kitchen and toilet facilities.
Rear conservatory: 190 Sq.ft - 10'9'' x 17'8''.
First floor: 490 Sq.ft overall comprising:-
Front office: 156 Sq.ft - 12'10'' x 12'2''.
Middle office: 130 Sq.ft - 11'4'' x 11'4''.
Rear office: 155 Sq.ft - 11'0'' x 14'1''.
Landing: 20 Sq.ft/bathroom: 29 Sq.ft.

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Rateable Value

365 Rateable Value: £5,000.
365a Rateable Value: £4,500.
Small Business Rates Multiplier 2026/27: 43.2p.
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

GF: £950 pcm/£11,400 per annum exclusive.
FF: GF: £700 pcm/£8,400 per annum exclusive.

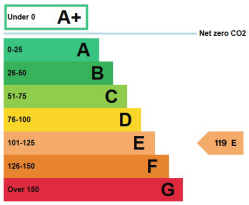
VAT

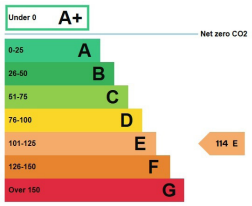
All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating





Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with 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. NOVEMBER 2026.

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Regent House | Heaton Lane | Stockport | SK4 1BS
andy@mbre.space | www.mbre.space
Tel: 0161 850 1111 | Mob: 07949 119 951