

MBRE

RETAIL TO LET



10
Buxton Road
Heaviley
Stockport, SK2 6NU

**570
SQ.FT**



- Ground floor retail premises fronting the A6
- Former beauty salon suitable for E use classes
- Open plan sales with kitchen & toilet facilities
- Rent: £10,500 pax - £875 per calendar month
- Low RV: £8,500 - 100% SBRR - Nil payable rates
- Prominent A6 location close to Majestic Wines
- Lay-by car parking/street parking close by
- Immediately available - new Lease - no premium

Location

The property is located fronting Buxton Road (A6) in Heaviley a short drive from the centres of Stockport and Hazel Grove and a short drive to the M60 Motorway.

- Stockport: 2 miles.
- Hazel Grove: 1 mile.
- J1 M60: 2.5 miles.



Description/Accommodation

The property provides ground floor retail accommodation accessed from Buxton Road (A6) and forms part of a mid terrace mixed commercial and residential parade. The property provides open plan retail sales area with rear kitchen/store and private toilet facilities.

10 Buxton Road: 570 Sq.ft comprising:-

Main sales: 450 Sq.ft overall - 13'4" max width x 43'8" max depth. Shop window width - 10'3".

Kitchen/store: 102 Sq.ft - 9'4" x 10'10".

W.C: 18 Sq.ft - 5'0" x 3'11".

Rateable Value

Rateable value: £8,500.

Small Business Rates Multiplier 2025/26: 49.9p.

100% SBRR Available - Nil payable rates.

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/VAT

£10,500 per annum exclusive - £875 per calendar month.

We understand that VAT is not payable at the property.

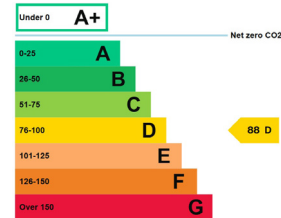
Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Estimated £225 per annum.

Service Charge

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

EPC Rating



Utilities

All utilities are billed by the landlord based on the utility suppliers' charges to the landlord.

The gas supply is shared with the adjoining property (number 8). The Landlord invoices the property for 50% of the monthly charges.

The electricity supply is invoiced, by the landlord, for the metered usage.

The water supply is billed on an "un-metered" supply invoiced by the landlord.

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 2025.