



## 2a Turnstone Road Bosden Farm Stockport, SK2 5XT

**1,000  
SQ.FT**



- Retail unit set within a large residential area
- Open plan retail (former salon) with facilities
- Suitable for retail operators including salon
- Open plan sales area plus treatment room
- Located in Bosden Farm residential estate
- Low RV: £14,750 - Sliding scale relief available
- Neighbours-Co-op/Pharmacy/Pub/Takeaway
- On site 45 minute free car park & rear loading

## Location

The property is located on Turnstone Road which forms part of the Offerton Green Bosden Farm residential housing estate and is a short drive to Marple and Hazel Grove.

- Stockport: 3 miles.
- Marple: 2 miles.
- Hazel Grove: 2 miles.



## Description/Accommodation

The property provides ground floor retail accommodation and benefits from full height glazed shop front, open plan retail sales area, private treatment room/store and private kitchen and toilet facilities.

Neighbouring occupiers include Co-Op supermarket, Premier convenience store, Bosden Farm pub restaurant, Bosden Pharmacy, Bosden Farm dental practice, Eat My Buns takeaway and Bosden Moor doctors surgery.

A2 Turnstone Road: 1,000 Sq.ft overall - 48'11" x 20'5" comprising main sales area, two private treatment rooms, private kitchen facilities and private toilet facilities.

The property benefits from an on site free 45 minute stay camera controlled car park, rear loading and on street car parking in the surrounding streets.

## Rateable Value

Rateable value: £14,750.

Small Business Rates Multiplier 2023/24: 49.9p.

Small business sliding scale relief available.

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 5 year term.

## Rent

£17,500 per annum exclusive.

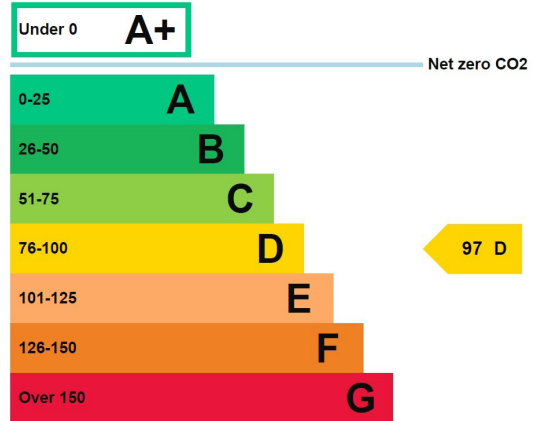
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

## Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. A2: £1,868 current S/C year.

## EPC Rating



## Utilities

Mains services are available including electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. A2: £626 current Ins. year.

## 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. AUGUST 2023.