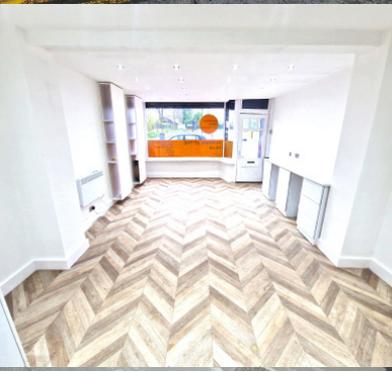




**323**  
London Road  
Hazel Grove  
Stockport, SK7 4PS

**395  
SQ.FT**



- Ground floor retail opportunity
- Ground floor retail unit: 395 Sq.ft
- Located in Hazel Grove opposite McDonalds
- Rear SMBC car park available off Brook Street
- Electronic security roller shutters to front
- Low RV: £4,050 - 100% SBRR - Nil rates
- New Lease - No Premium - Available
- Located near to McDonalds/KFC Hazel Grove

## Location

The property is located fronting London Road in Hazel Grove opposite to McDonalds and KFC and a short drive to the centres of Stockport, Poynton and High Lane.

- Stockport: 3 miles.
- High Lane: 2.5 miles.
- Poynton: 2 miles.



## Description/Accommodation

The property occupies the ground floor of a mid terrace, mixed commercial and residential property of traditional construction with brickwork elevations under a pitched slate roof. The property provides open plan sales, rear kitchen and toilet facilities and benefits from electric external security shutters.

Ground floor: 395 Sq.ft overall comprising:-

Main sales: 363 Sq.ft - 28'4" x 12'10".

Kitchen: 32 Sq.ft - 7'10" x 4'1".

## Rateable Value

Rateable value: £4,050.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR available - Nil payable rates.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

## Terms

Available on a new Lease for a minimum 3 year term.

## Price/Rent

£7,800 pax - £650 per calendar month.

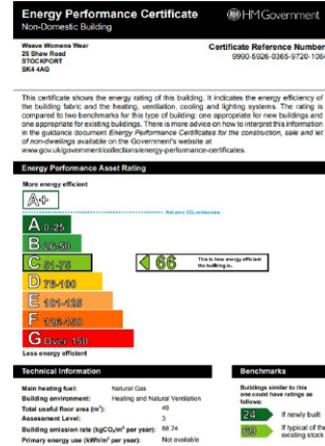
## VAT

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

Sale: Each to pay their own costs.

Lease: Tenant to contribute £500+VAT towards legals.

### 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. DECEMBER 2025.