

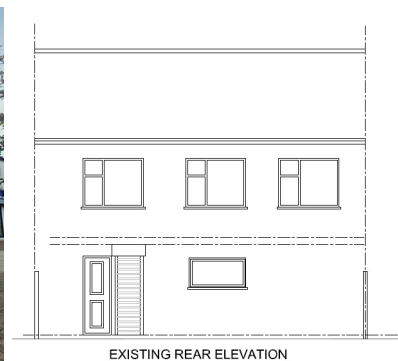
MBRE

RETAIL TO LET



8-10
Castle Street
Edgeley
Stockport, SK3 9AB

**1,345
SQ.FT**

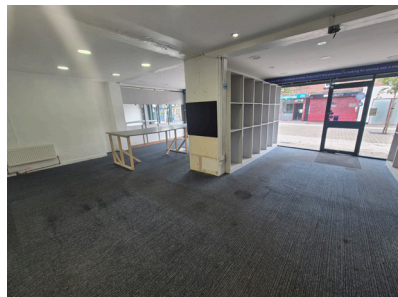
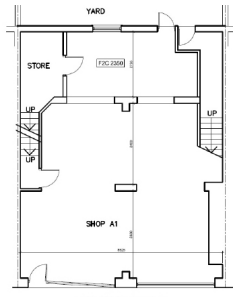


- Large ground floor retail premises with basement
- Capable of being let separately or combined
- Electric security roller shutters to shop fronts
- Suitable for E use classes - No food uses
- RV: £16,500 - £8,233.50 payable before relief
- SMBC pay & display/lay-by parking close by
- Located close to Stockport railway station
- Immediately available/No premium/New Lease

Location

The property is located at the head of Castle Street close to King Street West, Shaw Heath and Greek Street. Stockport train station is a short walk away and J1 M60 is a five minute drive.

- Stockport: 1 mile.
- J1 M60: 1 mile.



Description/Accommodation

The property provides retail accommodation over ground floor level with an additional basement with storage rooms.

8-10 Castle Street benefits from external electric security shutters and to the rear is an external loading door accessed off Moseley Street. The property benefits from toilet facilities at ground floor and basement levels and kitchen facilities are available at ground floor level.

8 Castle Street: 345 Sq.ft - Main sales: 13'10" width x 24'2" depth. Lobby: 4'4" x 3'4". WC with toilet and sink.

10 Castle Street: 545 Sq.ft - Main sales: 13'11" width x 24'10" depth. Basement: 240 Sq.ft overall including toilet and shower facilities and two store rooms.

Rear section: 455 Sq.ft - main store: 16'4" x 12'7", kitchen: 5'11" x 12'0", rear store: 9'0" x 9'3", rear store: 7'11" x 8'5", rear lobby with toilet facilities: 6'3" x 8'10".

Rateable Value

Rateable Value 8-10 Castle Street: £16,500.
Small Business Rates Multiplier 2026/27: 49.9p.

Interested parties call SMBC - 0161 474 5188.

Terms

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

Rent

£18,000 per annum exclusive.
£1,500 per calendar month.

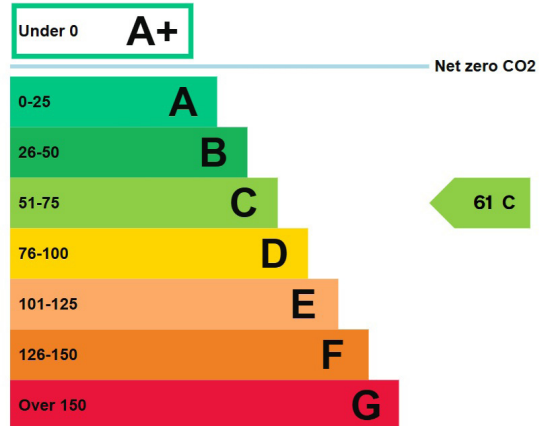
VAT

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 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. JULY 2026.