



21
Greek Street
Stockport
SK3 8AB

**1,675
SQ.FT**



- Prominent three storey office with parking
- Located within the professional services core
- Ground & first floor offices plus basement storage
- Rear car parking for up to 4 cars - no extra cost
- The property benefits from intruder/fire alarms
- LED lighting & electric digital panel heaters
- Low RV: £11,000 - 100% SBRR available - Nil rates.
- Located close to Stockport train station

Location

The property is located fronting Greek Street in the heart of the professional services core close to Stockport College, the main A6 Wellington Road South and Stockport Exchange train station.

- Stockport: 1 mile.
- J1 M60: 1 mile.
- Stockport Exchange: 0.2 miles.



Description/Accommodation

The property provides a mid terraced office building with accommodation over ground, first and basement floors with car parking available to the rear for up to four (4) cars. The property benefits from intruder and fire alarms, external window security bars, LED and emergency lighting and electric digital panel heaters throughout.

Ground floor: 425 Sq.ft overall comprising:-

Entrance lobby: 17 Sq.ft - 3'0" x 5'9".

Lobby: 36 Sq.ft - 5'7" x 6'6".

Corridor: 52 Sq.ft - 16'11" x 5'0" less stairs.

Front office: 78 Sq.ft - 5'9" x 13'4".

Rear office: 177 Sq.ft - 13'6" x 12'11".

Kitchen: 65 Sq.ft - 5'0" x 10'3" plus 4'8" x 2'9".

Toilet facilities including two cubicles plus hand washing facilities.

Basement: 500 Sq.ft overall.

First floor: 665 Sq.ft overall comprising:-

Main office: 368 Sq.ft - 28'2" x 13'0".

Front office: 62 Sq.ft - 10'11" x 5'8".

Rear office: 160 Sq.ft - 15'9" x 10'2".

Landing: 75 Sq.ft - 17'5" x 5'8" less stairs.

Attic storage: 85 Sq.ft - 9'5" x 9'0" accessed via fold down loft ladder

Rateable Value

Rateable value: £11,000.

Small Business Rates Multiplier 2024/25: 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 5 year term.

Rent/VAT

£19,500 per annum exclusive.

We understand that VAT is not payable at the property.

Specification

The property benefits from intruder & fire alarms, external security bars, LED's & emergency lighting.

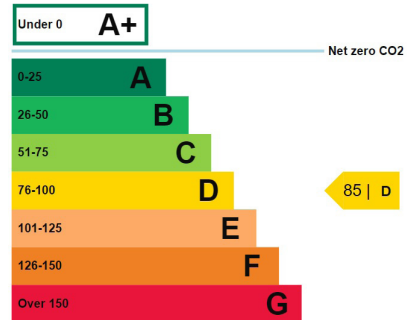
Car Parking

The Tenant will have the right to park up to 4 cars in locations to be determined by the Landlord.

EPC Rating

Energy efficiency rating for this property

This property's current energy rating is D.



Utilities

Mains services include electricity, water and drainage. Heating is provided via electric digital panel heaters.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. £286 July 24 - July 25.

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. OCTOBER 2024.