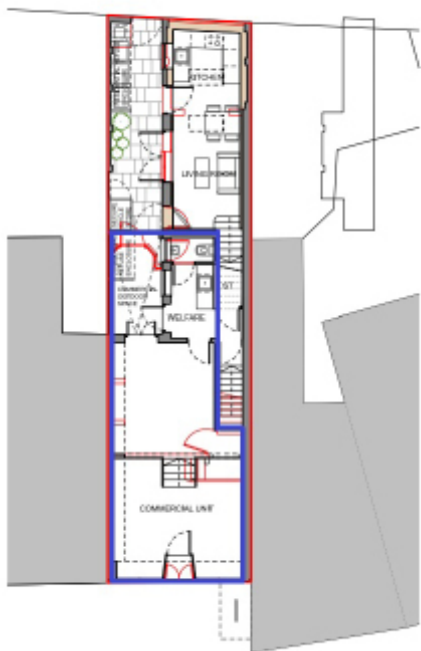




64
Stockport Road
Cheadle
Stockport, SK8 2AF

**506
SQ.FT**



- Ground floor retail premises in Cheadle village
- Providing open plan sales/kitchen/toilet
- Full height shop front, open plan sales areas
- Rear yard for bins and rear loading access
- Anticipated low RV - Expected Nil rates
- Low rent - £12,000 pax/£1,000 pcm - No VAT
- Suitable for retail/office/salon operators
- Not suitable for hot food takeaway use

Location

The property is located fronting Stockport Road close to Cheadle town centre and a short drive to the A34 and Roscoe's roundabout and access to the M60 motorway.

- Stockport: 2.5 miles.
- Cheadle village: 0.2 miles.
- M60: 0.4 miles.
- A34: 0.7 miles.



Description/Accommodation

The property forms part of a mixed commercial and residential property of traditional construction with brickwork elevations under a pitched tiled roof and provides ground floor retail accommodation with private kitchen and toilet facilities.

Ground floor: 506 Sq.ft comprising:-

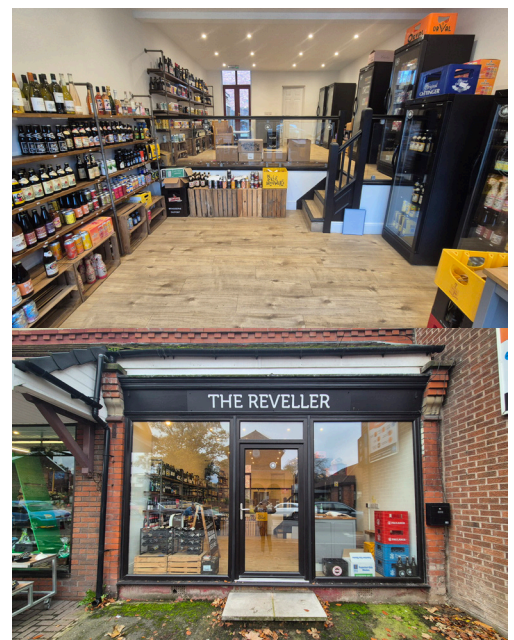
Main sales: 223 Sq.ft - 15'11" x 14'0".

Mid sales: 208 Sq.ft - 15'11" x 13'2".

Kitchen: 75 Sq.ft - 8'8" x 8'8".

Toilet comprising low level w.c and hand wash sink.

Access to rear yard for bins and loading.



Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2025/26 49.9p.

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

£12,000 per annum exclusive.

£1,000 per calendar month.

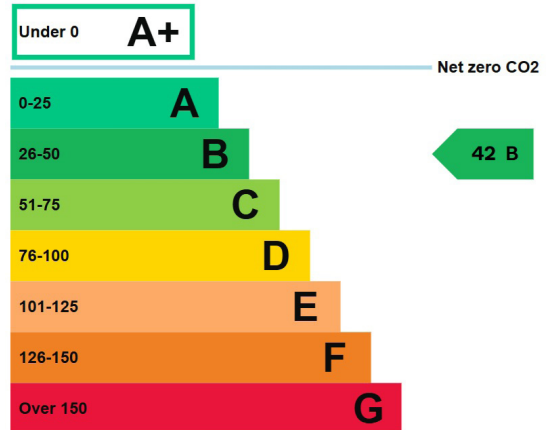
VAT

All figures are quoted exclusive of Value Added Taxation. 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. NOVEMBER 2025.