



**141-143**  
Castle Street  
Edgeley  
Stockport, SK3 9AR

**670  
SQ.FT**

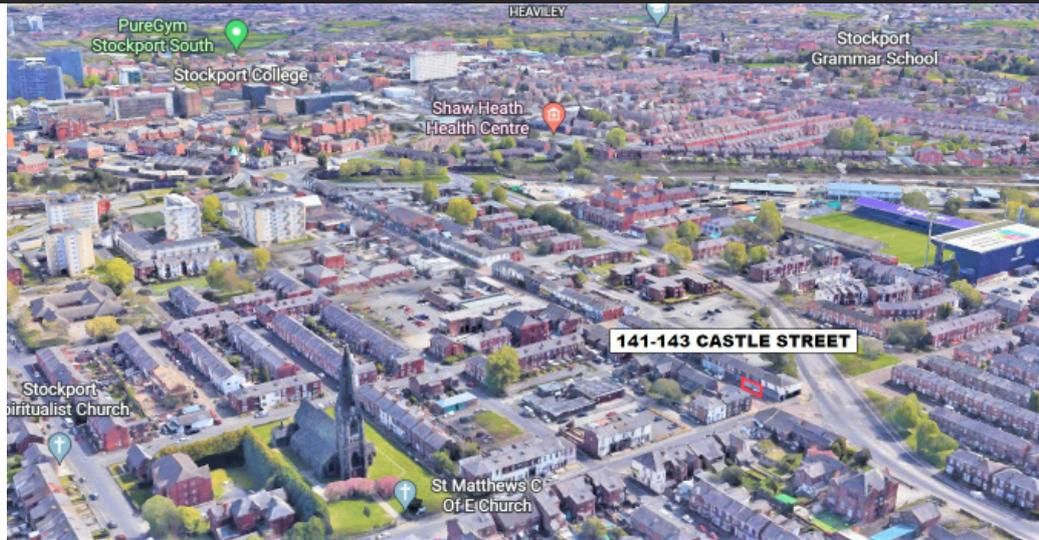


- Self contained double fronted retail premises
- Secure private gated rear storage yard
- RV: £13,750 - Sliding scale relief available
- Open plan sales with private toilet facilities
- New Lease/No Premium/£500+VAT legals
- Rent: £12,000 pax - £1,000 per month
- Lay-by street parking/SMBC parking to rear
- Close to Stockport train station/A6/M60

## Location

141-143 Castle Street is located at the junction of Mercian Way, Grenville Street and Castle Street close to Stockport County Football Club and a short drive to Stockport Exchange, Merseyway and J1 M60.

- Stockport Exchange: 0.5 miles.
- Merseyway: 1.5 miles
- J1 M60: 1.5 miles.



## Description/Accommodation

The property is located on the ground floor of a mixed commercial and residential two storey property of traditional construction with brickwork elevations under a pitched tiled roof.

The accommodation provides open plan sales and private toilet facilities and external rear gated storage yard.

Ground floor: 670 Sq.ft overall comprising:-

Main sales: 30'2" max width x 23'0" max depth less toilet.

The property is suitable for E use class operators including retail, office, salon use etc.

## Rateable Value

Rateable value: £13,750.

Small Business Rates Multiplier 2025/26: 49.9p.

100% SBRR Available - Nil payable business 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 3 year term.

## Rent

£12,000 per annum exclusive.

£1,000 per calendar month exclusive.

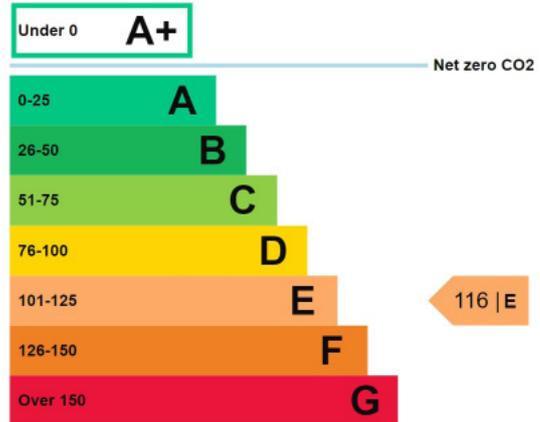
## VAT

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



## Services

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 Landlord requires a contribution of £500+VAT towards Landlords legal costs.

### 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. MARCH 2026.