

MBRE

RETAIL TO LET



41
Castle Street
Edgeley
SK3 9AT

**1,230
SQ.FT**



- Ground floor retail showroom with stores
- Electric security roller shutter to shop front
- Rear loading with parking for one car
- Open plan sales suitable for E use classes
- Low RV: £11,000 - 100% SBRR - Nil rates
- Rear store rooms/kitchen & toilet facilities
- Low rent: £15,000 pax / £1,250 pcm
- New Lease / No Premium / Fully available

Location

The property is located fronting Castle Street in the heart of Edgeley with rear loading access available off James Street. The property is a short walk from Stockport train Station and a short drive to the M60.

- Stockport Exchange: 0.5 miles.
- Merseyway shopping centre: 1 mile.
- M60: 1.5 miles.



Description/Accommodation

The property provides a ground floor retail premises which forms part of a mixed use commercial and residential block comprising ground floor commercial retail space with residential living accommodation on the upper floors.

The ground floor retail unit provides open plan sales, rear storage plus private toilet and kitchen facilities with rear loading facilities and parking for up to one car.

Ground floor: 1,230 Sq.ft overall comprising:-

Main sales: 24'3" width x 42'4" maximum depth.

Rear store: 113 Sq.ft - 7'0" x 16'2" with rear loading door.

Rear office/staff break out area: 152 Sq.ft - 10'8" x 16'0" including toilet facilities.

Rateable Value

Rateable value: £11,000.

Small Business Rates Multiplier 2025/26: 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 3 year term.

Rent

£15,000 per annum exclusive.

£1,250 per calendar month.

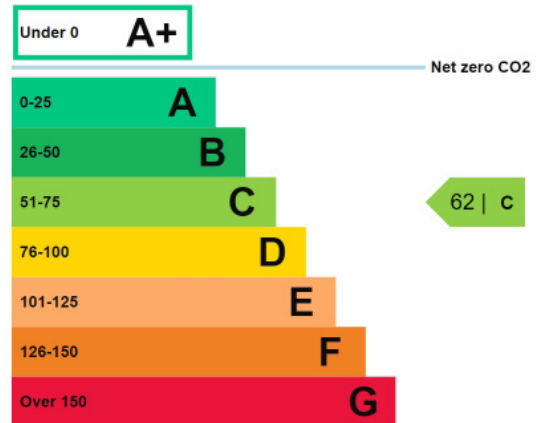
VAT

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. AUGUST 2025.