



33
High Street
Cheadle
Stockport, SK8 1AX

**4,120
SQ.FT**



- Prominent Cheadle high street retail premises
- Large open plan ground floor retail floorspace
- Large open plan first floor storage & kitchen
- GF: 2,362 Sq.ft / FF 1,758 Sq.ft
- Rear loading from Massie Street car park
- RV: £44,500 - £22,205.50 payable rates
- Suitable for a variety of retail operators
- New Lease / No Premium / Terms TBA

Location

The property is located fronting High Street in the centre of Cheadle Village and is a short drive to the A34 and M60 motorway at Roscoes roundabout.

- A34: 0.5 miles.
- M60: 0.7 miles.
- Stockport: 3.3 miles.



Description/Accommodation

The property provides two storey accommodation in the centre of Cheadle village and benefits from double glazed shop front, open plan sales, public access toilets along with rear storage, office, bin store, access to rear loading and first floor open plan storage accommodation with kitchen facilities.

Ground floor: 2,362 Sq.ft overall comprising:-

Main sales: 1,740 Sq.ft - 28'4" x 77'3" less toilets and stores.

Rear offices: 102 Sq.ft - 12'0" x 8'5".

Rear prep room: 213 Sq.ft - 22'2" x 9'9" less 2'10" x 4'10".

Rear stores: 212 Sq.ft overall.

Bin store: 95 Sq.ft overall.

First floor: 1,758 Sq.ft overall comprising:-

Main store (inc. kitchen): 1,523 Sq.ft - 21'5" x 79'3" less stairs.

Front store: 235 Sq.ft - 12'11" x 18'2".

Rateable Value

Rateable value: £44,500.

Small Business Rates Multiplier 2026/27: 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 5 year term.

Rent

£60,000 per annum exclusive. VAT is payable.

£5,000 per calendar month. VAT is payable.

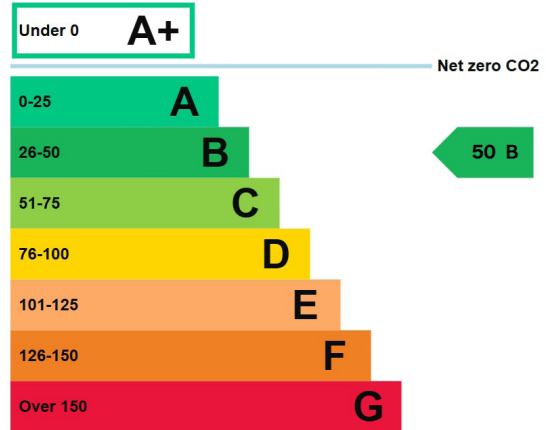
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is 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 gas, 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. MAY 2026.