



19
Greek Street
Stockport
SK3 8AB

**1,400
SQ.FT**



- Fully refurbished 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. TBC by LL
- The property benefits from fire alarms/LED lights
- LED lighting & electric digital panel heaters
- Low RV: £9,700 - 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 fully refurbished 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 (TBC). The property benefits from fire alarms, external window security bars, LED and emergency lighting and electric digital panel heaters throughout.

Ground floor: 535 Sq.ft overall comprising:-

Front office: 200 Sq.ft - 14'4" x 13'10".

Rear office: 170 Sq.ft - 12'5" x 13'4".

Kitchen: 65 Sq.ft - 7'10" x 8'2".

Entrance hallway and corridors: 100 Sq.ft.

Toilet facilities with low level w.c and hand washing facilities.

First floor: 520 Sq.ft net floor area comprising:-

Main office: 445 Sq.ft - 13'0" x 28'4" plus 6'11" x 10'10".

Landing: 75 Sq.ft overall.

Basement: 345 Sq.ft over comprising open plan rooms plus former strong room store.

Rateable Value

Rateable value: £9,700.

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 3 year term.

Rent/VAT

£18,000 per annum exclusive.

We understand that VAT is not payable at the property.

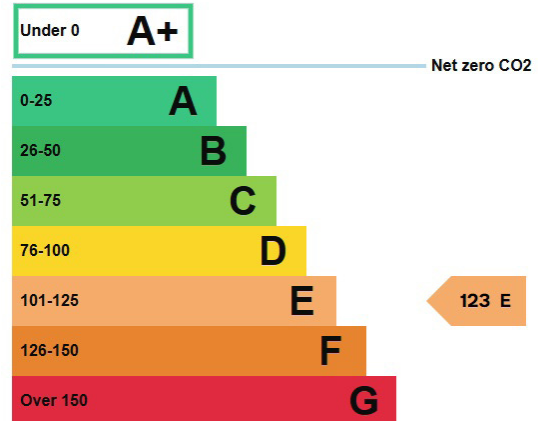
Specification

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



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. 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. JUNE 2025.