

# MBRE

# RETAIL/OFFICE TO LET



**Ground floor**  
384-386  
Buxton Road  
Stockport, SK2 7BY

**923  
SQ.FT**



- Prominent office premises with parking
- Open plan office with two private offices
- Access to communal kitchen/toilet facilities
- Suitable for office and retail/salon uses
- RV: £20,500 - £10,229.50 payable before relief
- Located close to Stockport & Hazel Grove
- High quality former Accountants office
- Two parking spaces to the front of property

## Location

The property is located fronting Buxton Road a short drive from the centres of Stockport and Hazel Grove and approximately 1.2 miles from the M60 motorway.

- Stockport: 1.1 miles.
- Hazel Grove: 1.3 miles.
- M60: 1.2 miles.



## Description/Accommodation

The property occupies the ground floor of a two storey former Accountants office with rendered brick work elevations under a pitched tiled roof. The property provides open plan offices accommodation with two private offices and access to communal kitchen facilities and male, female and disabled toilets.

Ground floor right hand side: 515 Sq.ft overall comprising:-

Main office: 380 Sq.ft - 34'9" x 15'4".

Private office: 135 Sq.ft - 8'8" x 15'6".

Ground floor left hand side: 408 Sq.ft overall comprising:-

Reception/private office/seating area: 398 Sq.ft - 15'11" x 24'11".

Central core: 10 Sq.ft - 7'11" x 1'4".

The Landlord is in the process of redeveloping adjoining rear land to provide additional off street car parking for up to 4 cars with rear office access.

## Rateable Value

Rateable value: £20,500.

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

£18,000 per annum exclusive.

£1,500 per calendar month.

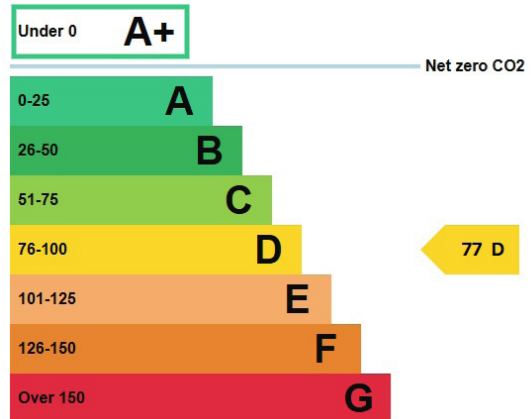
## VAT

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. SEPTEMBER 2025.