

# MBRE

# RETAIL TO LET



**521**  
Buxton Road  
Stockport  
SK2 7HJ

**607  
SQ.FT**



- Ground floor former hair salon retail premises
- Ground floor hair salon: 607 Sq.ft
- Open plan retail sales with rear kitchen/w.c
- Low RV: £8,100 - 100% SBRR - Nil rates
- Suitable for a variety of E use class operators
- Located close to Sainsbury's & ASDA
- Unrestricted on street parking close by
- New Lease/No Premium/Terms to be agreed



## Location

The property is located fronting Buxton Road with rear access off Fence Street. The property is a short drive to Sainsbury's, Stepping Hill hospital and close to the centres of Hazel Grove and Stockport.

- Stockport: 2.5 miles.
- M60: 3 miles.



## Description/Accommodation

The property forms part of an end of terrace mixed use commercial and residential property with brickwork elevations under a pitched tile roof. The property provides a ground floor commercial shop premises accessed from Buxton Road with rear access off and a separately accessed first floor one bedroom flat accessed from Fence Street.

521 Buxton Road: 607 Sq.ft comprising:-

Main sales: 449 Sq.ft - 14'11" width x 30'0" depth.

Kitchen: 105 Sq.ft overall - 9'0" x 14'9" less chimney.

Foyer: 20 Sq.ft - 5'5" x 3'6".

Store: 33 Sq.ft - 4'10" x 6'9".

## Rateable Value

Rateable value: £8,100 - 100% SBRR - Nil payable rates.  
Small Business Rates Multiplier 2025/26 49.9p.  
100% SBRR - Nil payable rates.  
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

## Terms

Available on a new full repairing and insuring Lease for a minimum 3 year term.

## Rent

£13,200 per annum exclusive.  
£1,100 per annum exclusive.

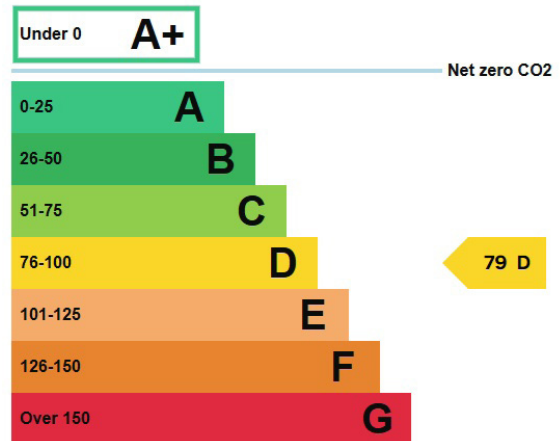
## VAT

We understand the property has not been registered for VAT.

## Conditions

Subject to Contract.

## EPC



## 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. £TBC.

## Legal Costs

The Tenant will be responsible for the payment of Landlords legal costs in association 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. JANUARY 2026.