



119
Stockport Road
Marple
Stockport, SK6 6AF

**1,055
SQ.FT**



- Semi detached office with private car parking
- Three storey office with kitchen & toilet facilities
- £17,000 pax/No VAT/No Service Charge
- Low RV: £10,500 - 100% SBRR - Nil rates
- 6 private offices over three floors
- Ground floor kitchen/first floor toilet facilities
- GF: 430 Sq.ft/FF: 395 Sq.ft/SF: 230 Sq.ft
- Available by Lease assignment until 28/04/2028

Location

The property is located fronting Stockport Road in Marple and is a short walk to Market Street and Hollins Parade in the centre of Marple. Marple is located 4 miles from Stockport town centre.

- Stockport: 4 miles.
- M60 Motorway: 4.5 miles.
- Manchester: 12 miles.



Description/Accommodation

The property provides semi detached three storey office accommodation of traditional construction with brickwork elevations under a pitched roof. To the rear is private car parking for 2 cars. Additional car parking to the front.

The property provides self contained office accommodation with 6 private offices located over round, first and second floors plus ground floor kitchen, first floor male and female toilets and additional basement store.

Ground floor: 430 Sq.ft comprising:- First floor: 395 Sq.ft comprising:- Second floor: 230 Sq.ft overall.

Front office: 141 Sq.ft - 11'11" x 11'10". Front office: 194 Sq.ft - 11'11" x 16'3". Main office - 18'0" x 12'8" including
Middle office: 200 Sq.ft - 15'3" x 13'0". Middle office: 103 Sq.ft - 9'11" x 10'5". shower/w.c.
Rear kitchen: 89 Sq.ft - 8'11" x 9'10". Rear office: 98 Sq.ft - 8'11" x 9'10".

Rateable Value

Rateable value: £10,500.

Small Business Rates Multiplier 2026/27: 49.9p.

100% SBRR - NIL PAYABLE RATES.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Lease Terms

Available by way of assignment of a Lease expiring 28/04/2028 with no further rent reviews/Tenant breaks.

Rent

£17,000 per annum exclusive.

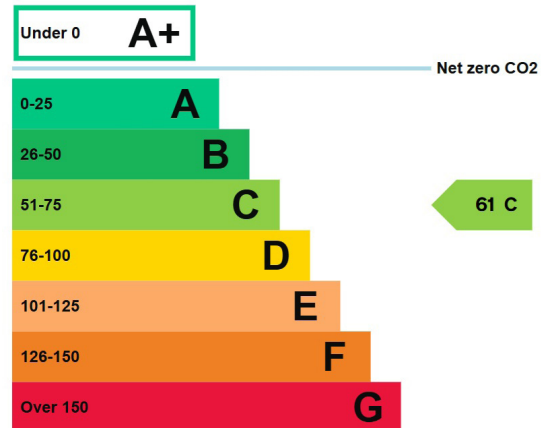
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Utilities

Mains services are available including gas, electricity, water and drainage.

EPC Rating



Car Parking

The Lease benefits from two (2) car parking spaces to the rear of the property and one (1) to the front.

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. JULY 2026.