



64 & 66 Buxton Road Stockport SK2 6NB

**448 SQ.FT
&
448 SQ.FT**



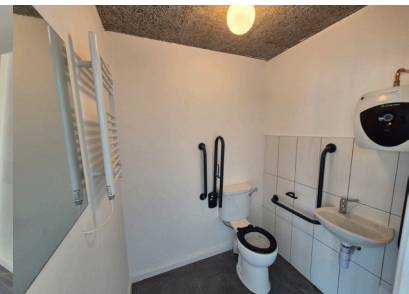
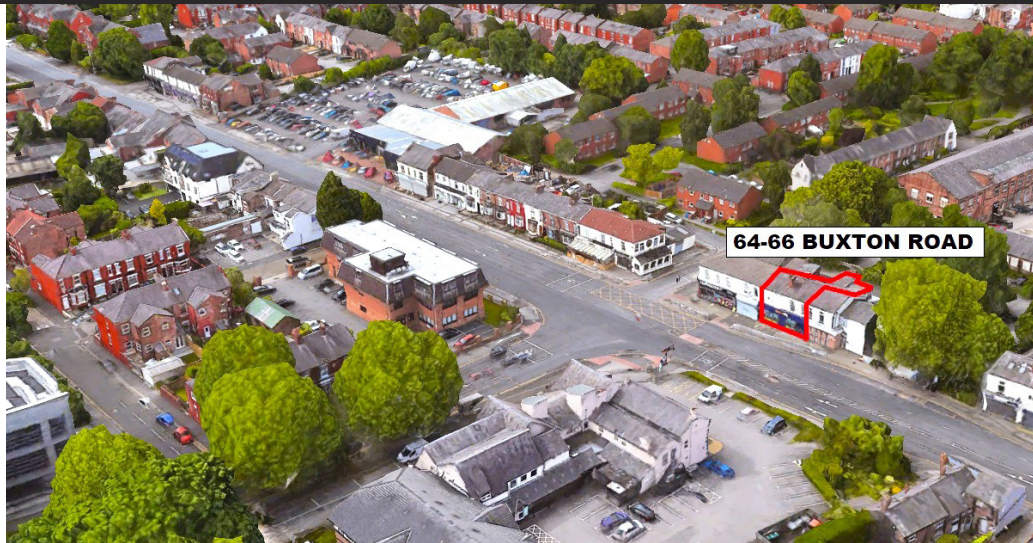
- Two newly renovated self contained shops
- Suitable for a variety of retail/office uses
- 41 space SMBC car park on Hallam Street
- Expected low RV's - 100% SBRR should apply
- Prominent retail units with basement storage
- Low cost retail premises - No food uses
- Located close to Aquinas College/Hallam Mill
- New Lease / No Premium / Terms TBA

Location

The properties are located fronting Buxton Road close to the junction with Hallam Street and Nangreave Road and is a short drive to Stockport town centre and the M60 Motorway.

Stockport: 1.2 miles.

M60: 1.5 miles.



Description/Accommodation

The property provides two self contained newly renovated retail premises which benefit from two newly installed shop fronts, new accessible toilet facilities and providing ground floor retail accommodation with basement storage.

64 Buxton Road: 448 Sq.ft overall comprising:-

Main sales: 310 Sq.ft - 23'2" x 14'5" less stairs.

Disabled toilet with low level w.c with hand wash facilities.

Basement: 138 Sq.ft - 12'0" x 11'5".

66 Buxton Road: 448 Sq.ft overall comprising:-

Main sales: 263 Sq.ft - 19'3" x 15'1" less stairs.

Disabled toilet with low level w.c with hand wash facilities.

Basement: 185 Sq.ft - 12'0" x 11'5" plus 3'9" x 12'4".

Rateable Value

64 Buxton Road RV: £TBC.

66 Buxton Road RV: £TBC.

Small Business Rates Multiplier 2026/27: 49.9p.

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

Terms

The properties are available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

64 Buxton Road: £10,800 pax - £900 pcm.

66 Buxton Road: £10,200 pax - £850 pcm.

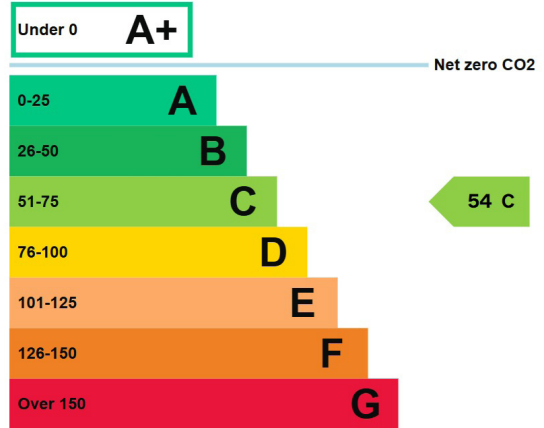
VAT

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 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. JUNE 2026.