MBRE

RETAIL TO LET







12
Buxton Road
Stockport
SK2 6NU

785 SQ.FT









- Fully renovated GF shop with large basement
- Open plan GF shop, basement with toilet
- Fronting Buxton Road opposite layby parking
- Suitable for a variety of E use class operators
- Low RV: £7,000 - 100% SBRR - Nil rates to pay
- Low cost retail accommodation no Premium
- New Lease available - Terms to be agreed
- Not suitable for food & drink operators

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Location

The property is located fronting Buxton Road (A6) in Heaviley a short drive from the centres of Stockport and Hazel Grove and a short drive to the M60 Motorway.

- Stockport: 2 miles.
- Hazel Grove: 1 mile.
- J1 M60: 2.5 miles.





Description/Accommodation

The property occupies the ground floor of a mixed use building of traditional construction with brickwork elevation under a pitched slate roof.

The property provides ground floor sales with glazed shop front and access to two basement rooms including toilet facilities.

Ground floor shop: 210 Sq.ft - 13'4'' x 15'7''.

Basement room 1: 205 Sq.ft - 14'7''x 14'0''.

Basement room 2: 370 Sq.ft - 15'3'' x 24'0''

Basement Height 5'9''.

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Rateable Value

Rateable value: £7,000.
Small Business Rates Multiplier 2026/27: 43.2p.

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

£9,600 per annum exclusive.
£800 per calendar month.

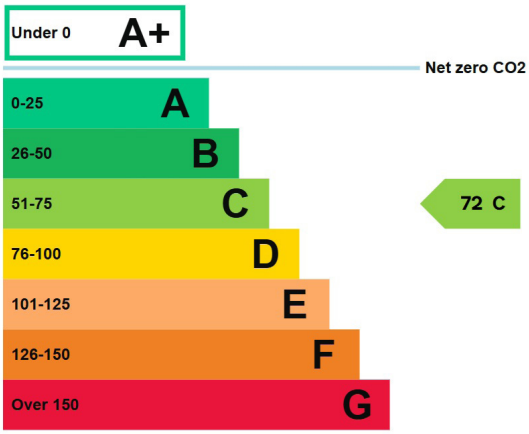
VAT

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. OCTOBER 2026.

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