

MBRE

**MILL SPACE
TO LET**



Churchgate Mill

Lavenders Brow
Stockport
SK1 1YW

**1,244
SQ.FT**

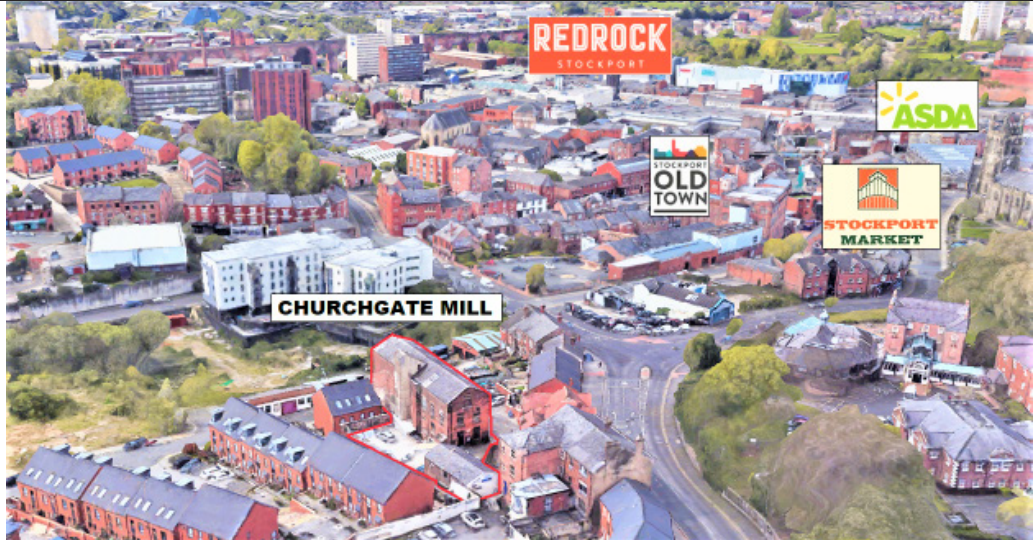


- Historic locally listed former cotton mill
- Lower ground floor unit: 1,244 Sq.ft
- Suitable for storage/workshop/leisure
- Rent: £5,200 pax - £100/week
- Low Rateable Values - 100% SBRR - Nil rates
- Leases contracted out of the L&T Act 1954
- Leases available on a minimum 3 year term
- Service Charge/Building Insurance payable

Location

The property is located on Lavenders Brow in Stockport Old Town close to Market Place and a short walk to the Merseyway Shopping Centre, Redrock and Stockport Exchange bus and train stations.

- M60 Motorway: 1 mile.
- Merseyway: 5 minute walk.



Description/Accommodation

The property provides a former cotton mill dating from the early 19th Century shown on the 1824 plan of Stockport. The building is 3 storeys with an attic, and constructed of red brick laid in Flemish bond, with a Welsh slate roof. The 9-bay north west elevation has double boarded doors to the left and 16-pane windows with segmental-headed brick lintels with hoppers to ground and upper floors, 12-pane windows to the basement. There is detached two storey office/store to the rear of the car park of brickwork elevations under a pitched slate roof.

Churchgate Mill: 8,674 Sq.ft (Net floor area) / 10,000 Sq.ft Gross floor area.

Lower ground floor Unit A1: 1,244 Sq.ft - providing open plan accommodation with supporting pillars and accessed externally via a small external staircase off the main car park.

Rateable Value

Rateable values: Various - All below £12,000.
Small Business Rates Multiplier 2024/25: 49.9p.
100% SBRR available on all units.
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

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

Rent/VAT

£5,200pax - £100/week.

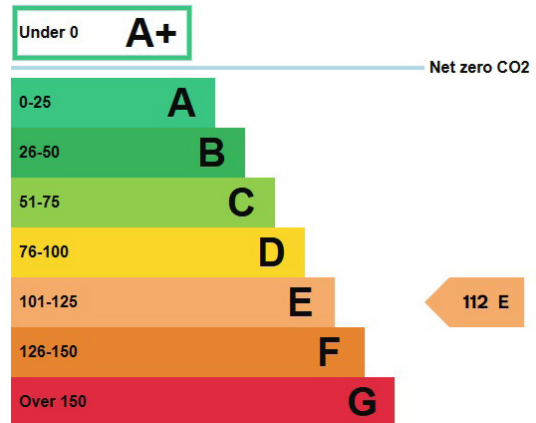
VAT

We understand that VAT is not payable.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

EPC



Utilities

Mains services are available including electricity, water and drainage. Details available from Agents MBRE.

Service Charge

The Tenant will pay towards the Service Charge which is invliced at 10% of the annual rent.

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. MARCH 2025.