



**95**  
Church Lane  
Marple  
Stockport, SK6 7AW

**808  
SQ.FT**



- Prominent double fronted retail premises
- Open plan sales/disabled w.c/office/kitchen
- Located opposite Co-op convenience store
- Close to pay & display car park at Derby St.
- Low RV: £14,250 - Sliding scale relief available
- New Lease / No Premium / Terms TBA
- 808 Sq.ft ground floor retail accommodation
- Suitable for a variety of business uses

## Location

The property is located fronting Church Lane in Marple town centre and is located close to Co-op convenience store and then main retail area at Market Street. Pay & display parking is available at Derby Street and Trinity Street.

- Stockport: 5 miles.



## Description/Accommodation

The property occupies the ground floor of a mixed commercial and residential building dating back to 1898. The property provides open plan retail sales area with access to customer toilet along with rear office, kitchen and toilet facilities.

The property provides 808 Sq.ft accommodation overall including retail area, office, stores and kitchen/toilet facilities.

## Rateable Value

Rateable value: £14,250.

Small Business Rates Multiplier 2026/27: 49.9p.

Sliding scale retail relief available.

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 5 year term.

## Rent

£16,500 per annum exclusive.

£1,375 per calendar month.

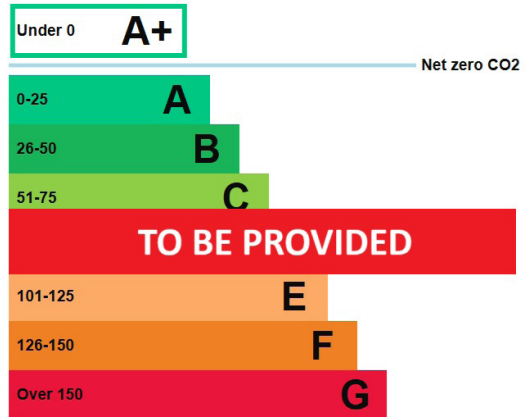
## VAT

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. MAY 2026.