

MBRE

RETAIL/LEISURE TO LET



Ground Floor

Douro House

11-13 Wellington Rd South
Stockport, SK4 1AA

**1,945
SQ.FT**



- Prominent town centre retail/leisure location
- Close to Redrock & Merseyway shopping precinct
- New Lease / No Premium / Terms to be agreed
- Open plan with private rooms/storage
- Contract parking at NCP multistorey
- RV: 11 WRS - £13,500 / RV 13 WRS - £8,900.
- Service Charge: £375 / Building Insurance: £TBC
- Suitable for E use classes incl. retail/leisure etc

Location

The property is located on Wellington Road South adjacent to the SKY call centre.

The ground floor is accessed off Lawrence Street and is a short walk to the Merseyway shopping centre and Redrock retail and leisure development.



Description/Accommodation

The property occupies the ground floor of a five-storey mixed retail, leisure and residential building of traditional construction with brickwork elevations under a pitched roof. The upper floors have been developed to provide twenty-four private apartments. The ground floor benefits from toilet and kitchen facilities.

Ground floor: 1,945 Sq.ft overall.

Main sales: 992 Sq.ft - 69'3" x 14'3".

Mid arched room: 130 Sq.ft - 13'5" x 9'8".

Treatment room: 115 Sq.ft - 10'6" x 10'11".

Store room: 30 Sq.ft - 5'8" x 5'4".

Treatment room: 107 Sq.ft - 10'8" x 9'9".

Treatment room: 173 Sq.ft - 14'10" x 11'7".

Central corridor: 216 Sq.ft - 15'3" x 9'8" plus 4'8" x 14'7".

Store: 51 Sq.ft - 7'6" x 6'8".

Kitchen: 56 Sq.ft - 7'6" x 7'5".

Store: 75 Sq.ft - 10'4" x 7'3".

Rateable Value

Rateable value: 11 WRS - £13,500.

Rateable value: 13 WRS - £8,900.

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

£24,000 per annum exclusive.

£2,000 per calendar month exclusive.

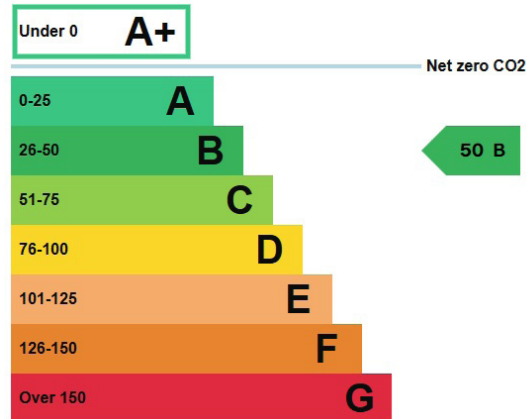
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Estimated £375 per annum.

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. Estimated £TBC per annum.

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. SEPTEMBER 2026.