

MBRE

RETAIL TO LET



515
Buxton Road
Stockport
SK2 7HJ

**780
SQ.FT**



- Prominent former beauty salon with parking
- Ground floor & lower ground floor: 780 Sq.ft
- Suitable for a variety of retail uses
- Low RV: £7,700 - 100% SBRR - Nil rates
- Located close to Hazel Grove centre
- Sainsbury's and Asda stores located nearby
- Adjacent to Stepping Hill Hospital
- New Lease/No Premium/Terms TBA

Location

The property is located fronting Buxton Road. The property is a short drive to Sainsbury's, Stepping Hill hospital and close to the centres of Hazel Grove and Stockport.

- Stockport: 2.5 miles.
- M60: 3 miles.



Description/Accommodation

The property provides a ground and lower ground floor commercial retail premises of traditional construction with brickwork elevations under a pitched tile roof. To the front of the shop is parking for one vehicle.

Main sales: 236 Sq.ft - 17'0" x 12'10" incl. foyer.

Corridor: 56 Sq.ft overall.

Mid treatment room: 70 Sq.ft - 6'5" x 10'9".

Rear staff area: 120 Sq.ft - 12'7" x 9'6".

Kitchen: 32 Sq.ft - 10'0" x 3'2".

Store: 16 Sq.ft - 2'11" x 5'3".

Rear treatment room: 74 Sq.ft - 6'10" x 10'10".

Foyer: 32 Sq.ft - 5'1" x 6'3".

Basement Treatment room: 122 Sq.ft - 9'0" x 13'4".

Store: 22 Sq.ft - 8'9" x 2'5".

Rateable Value

Rateable value: £7,700.

Small Business Rates Multiplier 2025/26 49.9p.

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

£10,800 per annum exclusive.

£900 per calendar month.

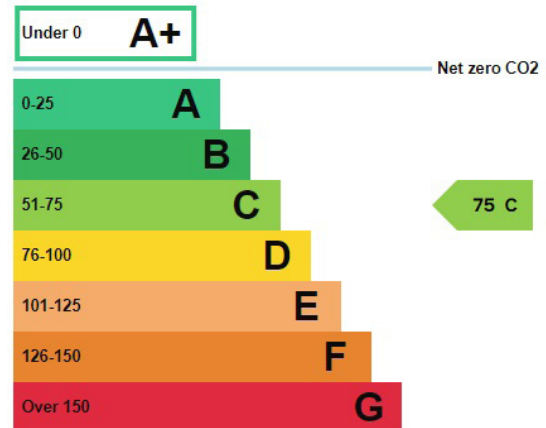
VAT

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 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. SEPTEMBER 2025.