

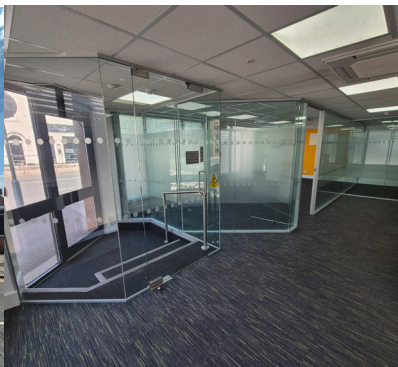
MBRE

**PRIME RETAIL/OFFICE SPACE
TO LET & FOR SALE**



**216-218 London Road &
1-3 Grunday Street
Hazel Grove
Stockport, SK7 4EU**

**3,440
SQ.FT**



- Prime retail/office space with car parking
- Accommodation over GF/FF & lower GF
- External car parking access off Grundy Street
- Suitable for a variety of E use class uses
- High quality internal glazed partitioning
- RV: £30,750 - £15,344.25 payable rates
- GF capable of being made open plan
- New Lease, No premium, Terms to be agreed

Location

The property is located in the heart of Hazel Grove located at the corner of London Road and Grundy Street and is a short drive to Hazel Grove train station and Stockport town centre.

- Stockport: 3 miles.
- Manchester: 10 miles.
- M60: 3.2 miles.



Description/Accommodation

The property provides a part three storey retail/office with brick work elevations under a pitched slate roof and part single storey rear office with brick work elevations under a flat roof which benefits from natural light via roof lights. The property benefits from off road parking for up to three cars off Grundy Street.

The property provides a mix of open plan retail/office space at ground floor level with high quality full height glazed partitioning providing meeting rooms and private office areas along with a mix of meeting rooms, private offices & break out areas to the rear.

The first floor provides open plan and private office areas and the lower ground floor provides toilet facilities and additional storage facilities.

Features include air conditioning, LED Lighting, access control, raised floors, double glazing, return frontage and is prominently located with main road frontage onto London Road.

Suitable for Office & Retail use. Also available to other E use class operators.

Rateable Value

Rateable value: £30,750.

Small Business Rates Multiplier 2024/25: 49.9p.

Payable rates of £15,344.25 before relief schemes.

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/Price

£42,000 per annum exclusive.

£500,000 subject to contract.

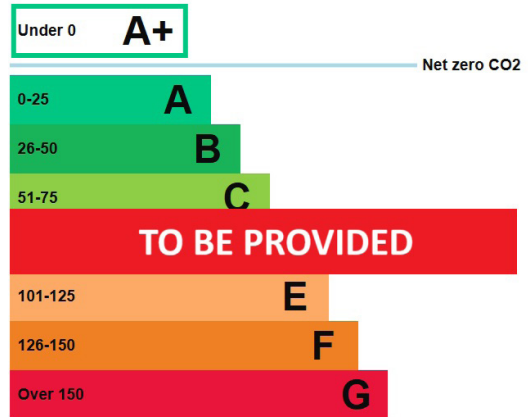
VAT

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

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

Lease: Tenant to contribute towards Landlords costs.
Sale: Each party to pay their own legal costs.

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. JUNE 2026.