



32 Heaton Moor Road, Heaton Moor, Stockport, SK4 4NX

Dental Practice available within Heaton Moor Medical Centre

Summary

Tenure	To Let
Available Size	471 sq ft / 43.76 sq m
Rent	£15,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (88)

Key Points

- Attractively presented throughout
- Other complimentary businesses considered
- Shared common parts and toilet facilities
- Utilities and rates not separated, so recharged based on floor area
- Turn-key opportunity for Dental practice
- Well maintained building and grounds
- 2 rooms at the front of the building plus a decontamination room off the main corridor

Description

A rare opportunity has arisen to take over a dental practice located within Heaton Moor Medical Centre. Occupying 3 rooms, with two air conditioned clinic/treatment rooms located to the front of the main building over ground and first floor, and a third 'decontamination' room located beyond the main building reception towards the rear of the building.

This space offers a genuine opportunity for complimentary business types to flourish here, with a large established client base and footfall within the main building and pharmacy.

Location

Located in a popular area along Heaton Moor Road, approximately a 2 minute walk from both Heaton Chapel Railway Station and Heaton Moor 'Moor Top' bus stop. The property is also within close proximity of the A6, which provides easy access to Manchester City Centre (Northbound) and Stockport Town Centre (Southbound).

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Dental Clinic room	188	17.47
Ground	Decontamination Room	92	8.55
1st	Reception/Clinic Room	191	17.74
Total		471	43.76

Terms

The premises are available by way of a new IRI (internal repairing and insuring) lease for a minimum of 10 years with upward only rent reviews every 3 years and other terms to be agreed.

Services

We understand that mains gas, electric, water and drainage are connected to these premises. These services are re-charged to each tenant based on floor area occupied, with 2% of annual cost allocated to these three rooms.

Business Rates

Business Rates are re-charged to each tenant based on floor area occupied, with 2% of annual cost allocated to these three rooms.

VAT

We understand that VAT is not applicable to the rent on this property

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information



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