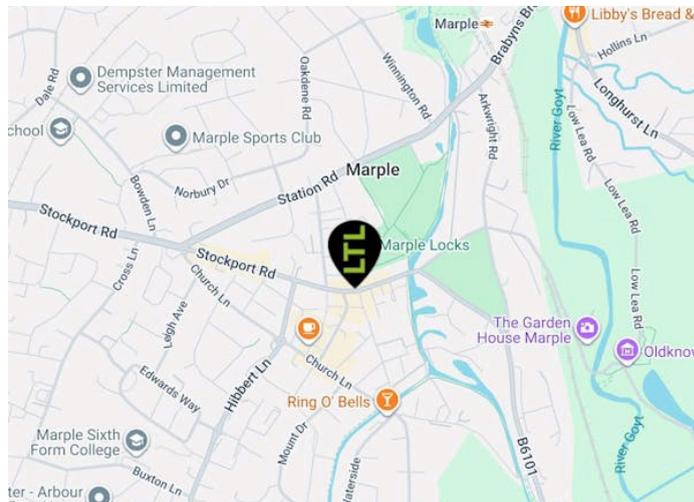


# MARPLE

## TO LET

Unit 1B, The Hollins, SK6 6AY

**LYONS  
THOMPSON  
LETT**  
PROPERTY CONSULTANTS



### Location and Description

The property occupies a prominent position fronting Stockport Road in the centre of Marple, forming part of the established Hollins Parade.

This well established parade has a strong mix of national and local occupiers, including Costa Coffee, Well Pharmacy and Greggs. The nearby Asda superstore provides an additional draw to the area and offers up to two hours' free customer parking.

Service charge figures TBC. The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Subject to contract.

### Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Rent: £38,000 per annum**

### Accommodation

The accommodation comprises the following approximate area:

FLOOR/UNIT	SQ FT	SQ M
<b>Ground</b>	<b>1,545</b>	<b>143.54</b>

### Video

<https://youtu.be/kvfK1fyZk2Y>

### Business Rates

Rateable Value: £29,250

### VAT

Applicable

### EPC

B

### Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**All Enquiries**

**Richard Lyons**  
[rlyons@ltlproperty.com](mailto:rlyons@ltlproperty.com)

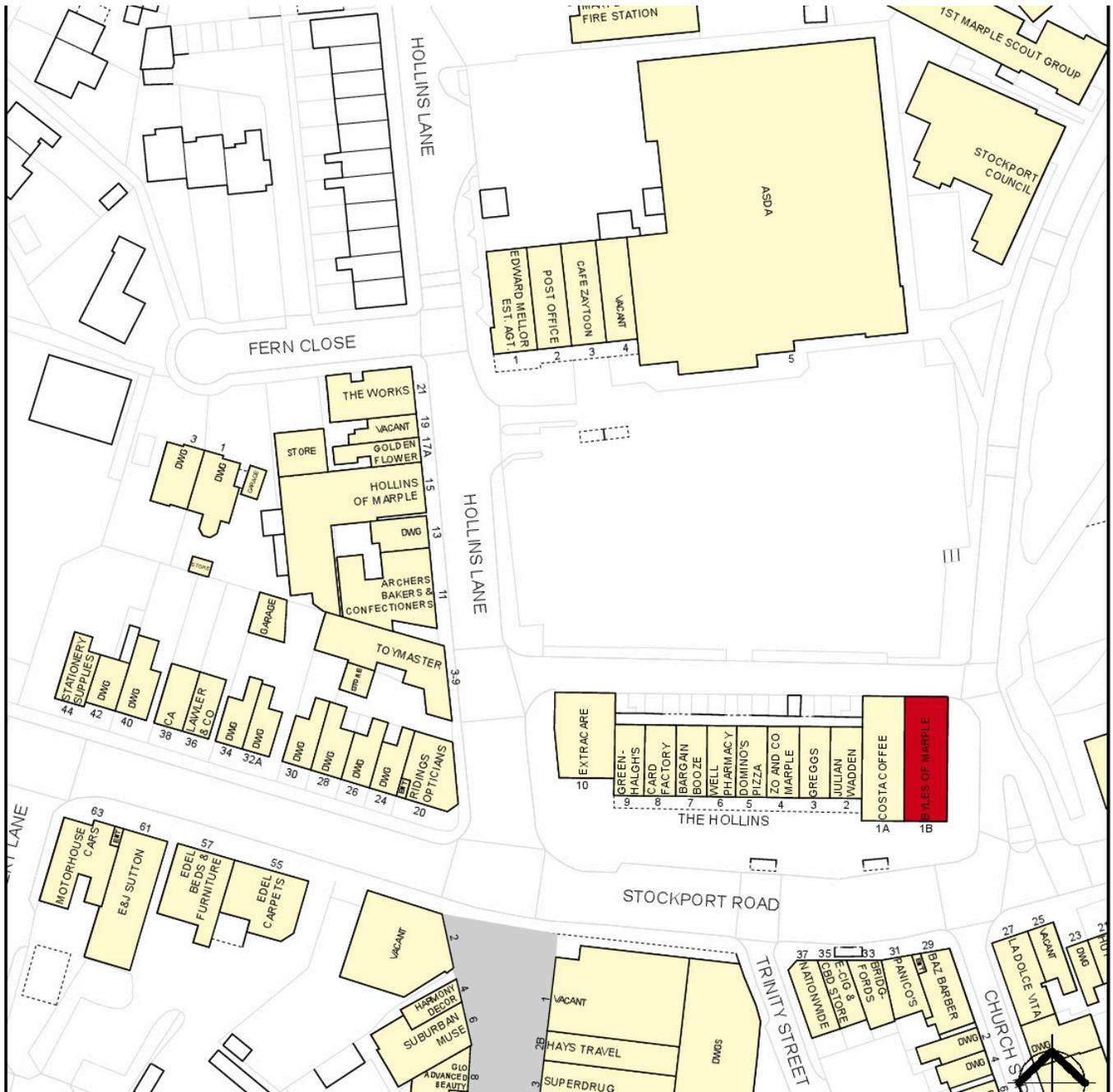
**Andy Thornton (MBRE)**  
[andy@mbre.space](mailto:andy@mbre.space)

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## Unit 1B, The Hollins, SK6 6AY

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