Gifford Dixon

Commercial Property

Leisure, Office To Let

£24,000 per annum

647 sq ft

Salon Premises, Bruntwood Park, Cheadle, SK8 1HX

Rare opportunity to rent part of a Luxury Boutique Hotel in Bruntwood Park Cheadle.

- Ideally suited to salon/spa type uses
- Other complimentary uses considered, plus accountants, solicitors, architects office
- Attractively presented throughout
- Historic property with many original features
- Beautifully presented gardens and driveway leading to the property
- Established client base on site within the hotel

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Description

Oddfellows On The Park is a luxury boutique hotel set inside Bruntwood Hall, a Gothic Revival Victorian mansion built in 1861. Located in Bruntwood Park in Cheadle, Greater Manchester, the property features 22 unique rooms, a destination restaurant, and a cocktail bar.

The subject of this letting is the salon facility to the North East corner of the hotel, as shown edged red on the plan. Benefitting from a private entrance from the East of the building, the available space includes salon reception, lounge, wash/mud room, shower room, changing room and 2 treatment rooms. The space is ideally suited to salon/spa use but other services that would prove complimentary to the hotel will also be considered, as would a professional practice such as an accountants or solicitors office.

Location

Oddfellows On The Park is uniquely situated directly inside Bruntwood Park, a beautiful 120-acre public parkland in Cheadle, Greater Manchester. The hotel offers the rare combination of a secluded, scenic woodland escape that is fully connected to major transport networks and urban amenities.

Cheadle Village is only short distance away. A charming local suburb offers a relaxed high street filled with independent boutiques, historic pubs, and independent restaurants. The hotel sits in a prime spot for exploring both the vibrant retail scene of Stockport and the affluent, picturesque villages of Cheshire (like Bramhall and Wilmslow).

Transport Links & Access:

• By Rail: Gatley Station is the nearest train stop, located just under 1.5 miles away (about a 5-minute taxi ride or a scenic 25-minute walk). Direct trains from Gatley connect straight into Manchester Piccadilly in about 15–20 minutes.
• By Air: Manchester Airport (MAN) is roughly 4 to 5 miles away. This makes the hotel a popular, high-character alternative to standard airport runway hotels, reachable in roughly a 10-to-15-minute drive.
• By Road: The hotel is highly accessible via the M60 motorway (Manchester Outer Ring Road) and the A34. Drivers should navigate via Bruntwood Lane (Postcode: SK8 1HX). On-site parking is available for hotel guests.
• By Bus: Local bus routes serve the nearby main roads (such as the A560/Gatley Road), with stops a short walk from the main park gates.



Summary

- Rent: £24,000 per annum
- Business rates: Included in rent
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (70)
- Lease: Sublease
- Terms: 3 years

Further information

- View Microsite

Contact & Viewings

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Accommodation

Floor/Unit	Description	sq ft
Ground	Salon Lounge	225
Ground	Salon Reception	115
Ground	Mud/wash room	54
Ground	Shower Room	81
Ground	Salon Changing Room / WC	31
Ground	Treatment Room 1	69
Ground	Treatment Room 2	72
Total		**647**

Terms

The salon premise is available by way of a 3 year Internal Repairing & Insuring (IRI) underlease with all other terms to be agreed.

Landlord & Tenant Act 1954

The lease is to be excluded from the security of tenure provisions (Sections 24–28) of the Landlord & Tenant Act 1954.

Rent

£24,000pa inclusive of utility costs (subject to reasonable usage), business rates and external repair and maintenance.

Services

We understand that mains gas, electric, water and drainage are connected to this premises

VAT

We understand that VAT is applicable to the rent here

Legal Costs

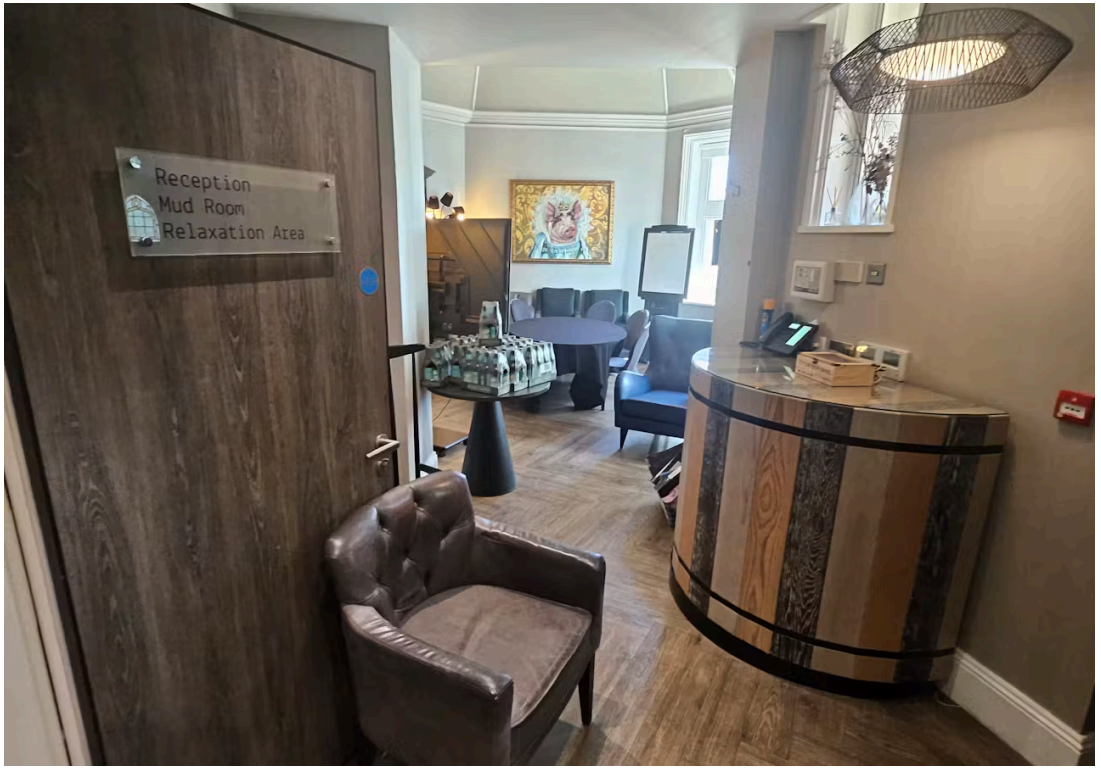
Each party are to be responsible for their own legal costs incurred in this transaction.

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Reception
Mud Room
Relaxation Area

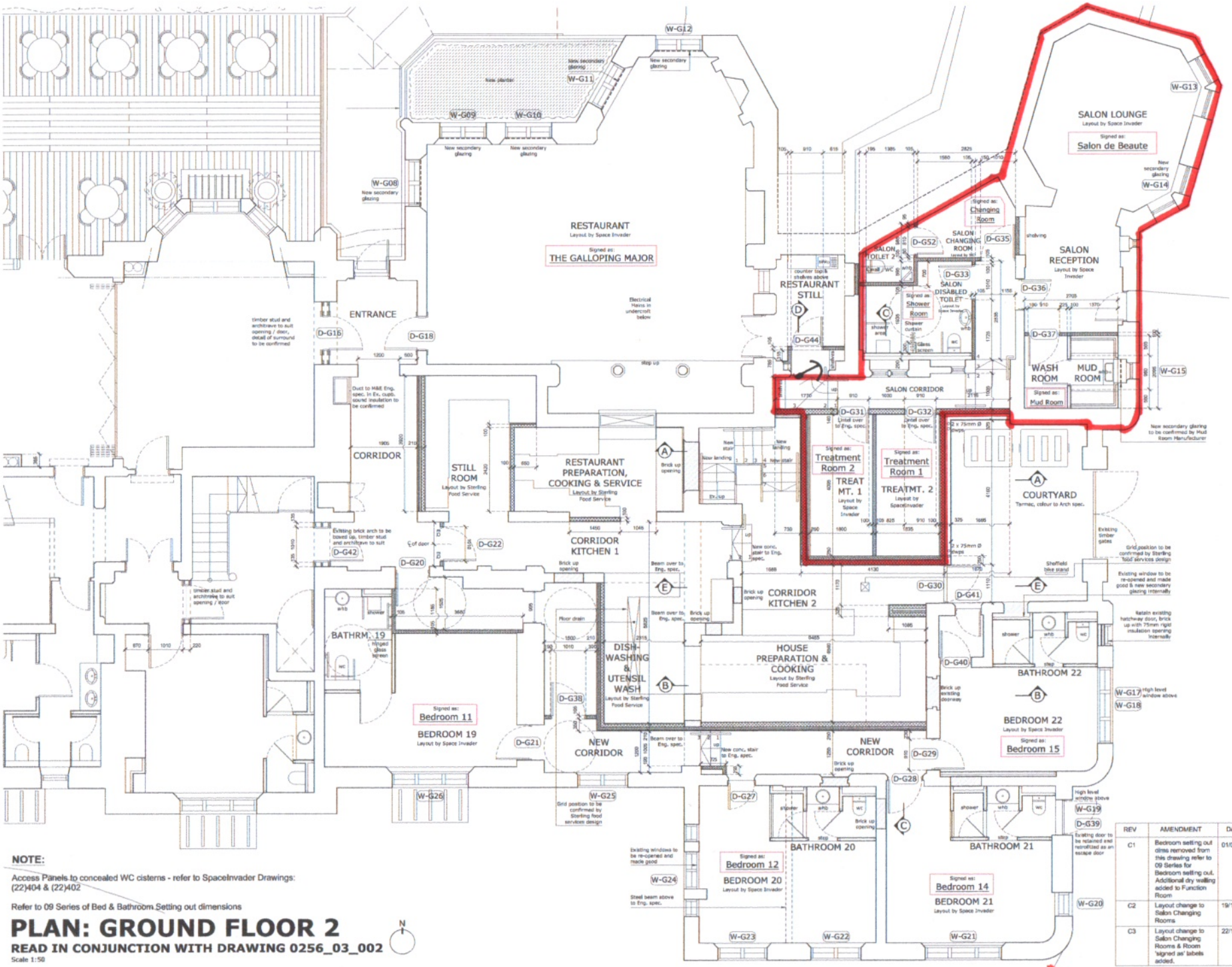





Treatment Room
[comfort zone]







REV	AMENDMENT	DATE
C1	Bedroom setting out dims removed from this drawing refer to 09 Series for Bedroom setting out. Additional dry walling added to Function Room	01/06/2016
C2	Layout change to Salon Changing Rooms	19/12/2016
C3	Layout change to Salon Changing Rooms & Room 'signed as' labels added.	22/12/2016