

# Gifford Dixon

Commercial Property

## Leisure, Office To Let

£11,250 per annum

1,125 sq ft

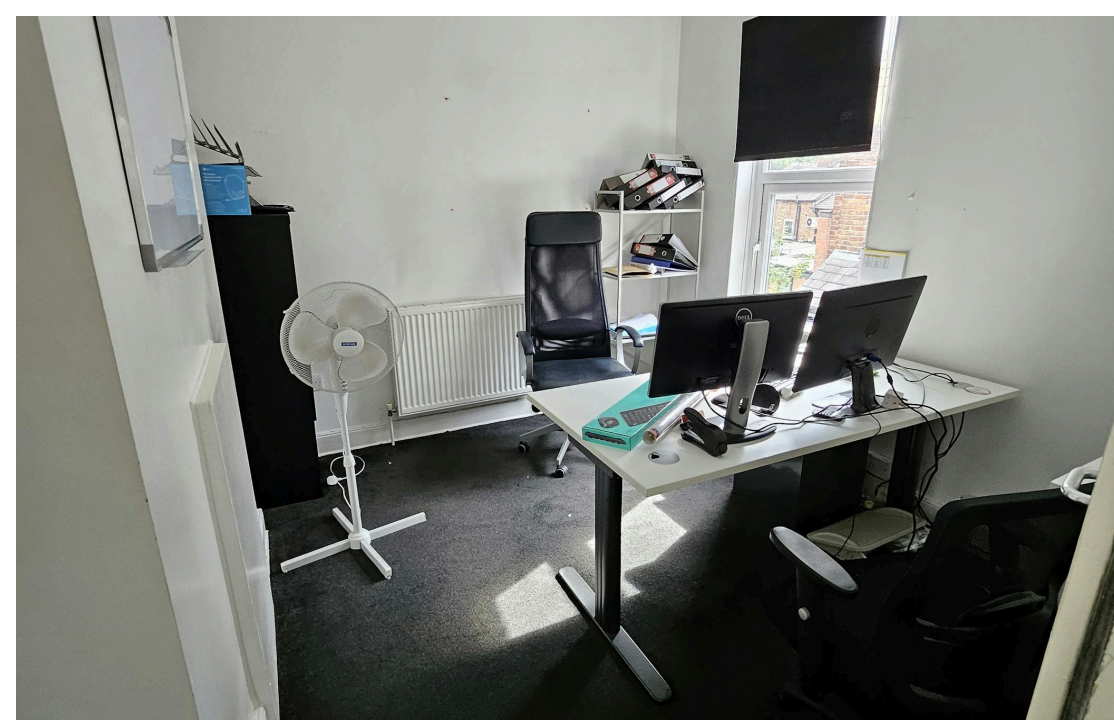
**87A High Street, Cheadle,  
SK8 1AA**

Substantial first and second floor office premises located in the heart of Cheadle village

- Suitable for salon/clinic uses
- Well appointed rooms
- Prime location within Cheadle village
- Pay and display car park to the rear
- Affordable office premises
- Turn-key opportunity

0161 667 1317  
gifforddixon.co.uk





## Description

The property is an attractively presented three-storey unit of brick construction with dormers to front and rear at second floor level. The property is occupied by Crucial Interiors to the ground floor, with the upper floor office space being the subject of this letting. A separate door fronting the High Street leads to a small landing and stairs to the first floor where a large open plan office can be found to the front, with second office to the rear, plus kitchen, storage and W/C and shower facilities off.

The second floor provides a further 3 offices plus meeting room on a split floor layout, making use of the dormer which provides far reaching views.

The office space is well appointed and offers a turn-key opportunity for an incoming tenant. The premises is available for a number of other uses including retail, café, restaurant, clinic, PT Studio, and dental practice use under Use Class E (commercial, business and service) of the Town & Country Planning Order 2020.

There is also a large pay and display car park situated to the rear of the premises.

## Location

The property is situated in a prominent position along High Street in Cheadle, within the boundaries of the historic county of Cheshire.

It borders Cheadle Hulme, Gatley, Heald Green and Cheadle Heath in Stockport, and East Didsbury in Manchester.

Stockport Town Centre is located around 3 miles to the east and Manchester City Centre approximately 8 miles to the north. The immediate area boasts excellent transport links, being less than a 3-minute drive to A34 (Cheadle), from which Junction 1 of the M60 and the M56 motorway junctions are within easy reach. Additionally, regular bus services run along High Street linking Cheadle with Stockport Town Centre.

Cheadle High Street benefits from several national operators including Sainsbury's local, Iceland, Greggs Bakery, Greenhalgh Bakery and Starbucks but is also home to numerous local independent shops, cafes, and restaurants.





### Summary

- Rent: £11,250 per annum
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (98)
- Lease: New Lease
- Terms: 6 years

### Further information

- [View details on our website](#)
- [View Microsite](#)

### Contact & Viewings

Steven Gifford-Dixon  
 0161 667 1317  
[steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

### Accommodation

Floor/Unit	Description	sq ft	sq m
1st	Front office	271	25.18
1st	Rear office	140	13.01
1st	Kitchen	88	8.18
1st	Shower Room	21	1.95
1st	Store	30	2.79
2nd	Rear office	95	8.83
2nd	Meeting Room	142	13.19
2nd	Front office	185	17.19
2nd	Front office 2	153	14.21
<b>Total</b>		<b>1,125</b>	<b>104.53</b>

### Terms

The premises are available by way of a new 6-year effective FRI (Full Repairing & Insuring) lease, subject to 3 yearly rent reviews and all other terms to be agreed.

### Rent

£11,250 per annum (£10 per square foot).

### VAT

We understand that VAT is not applicable to the rent on these units.

### Services

Mains gas, electric, water and drainage are made up and connected to this premises.

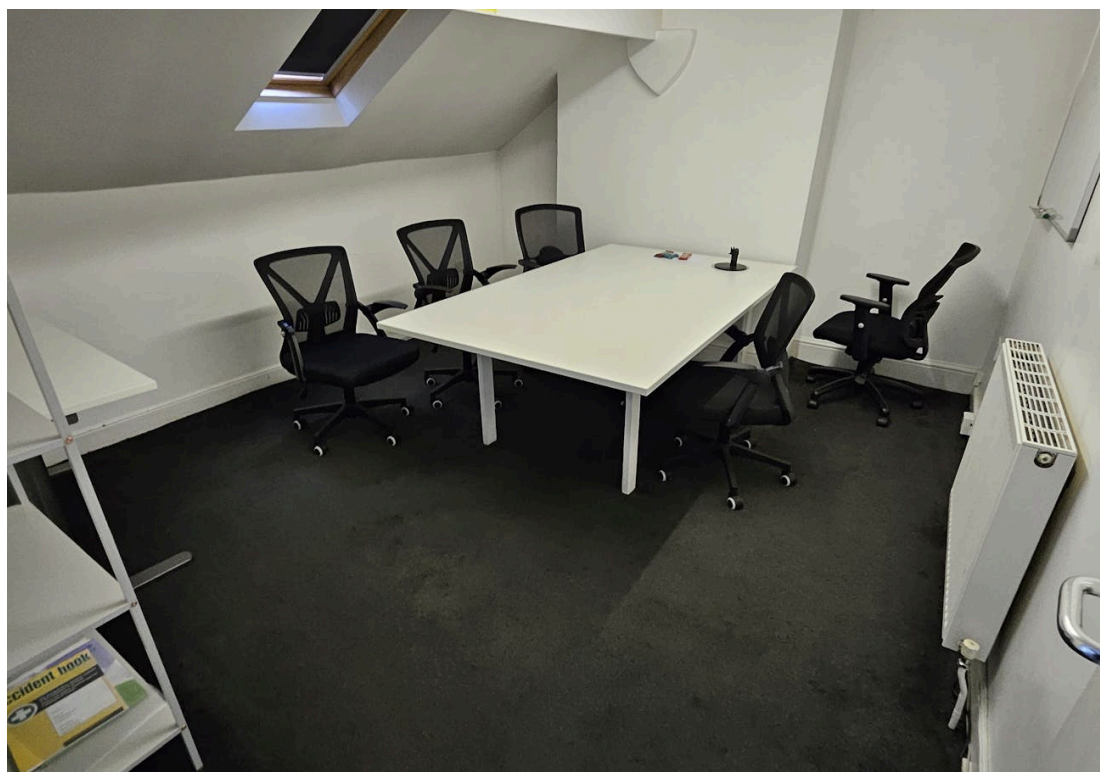
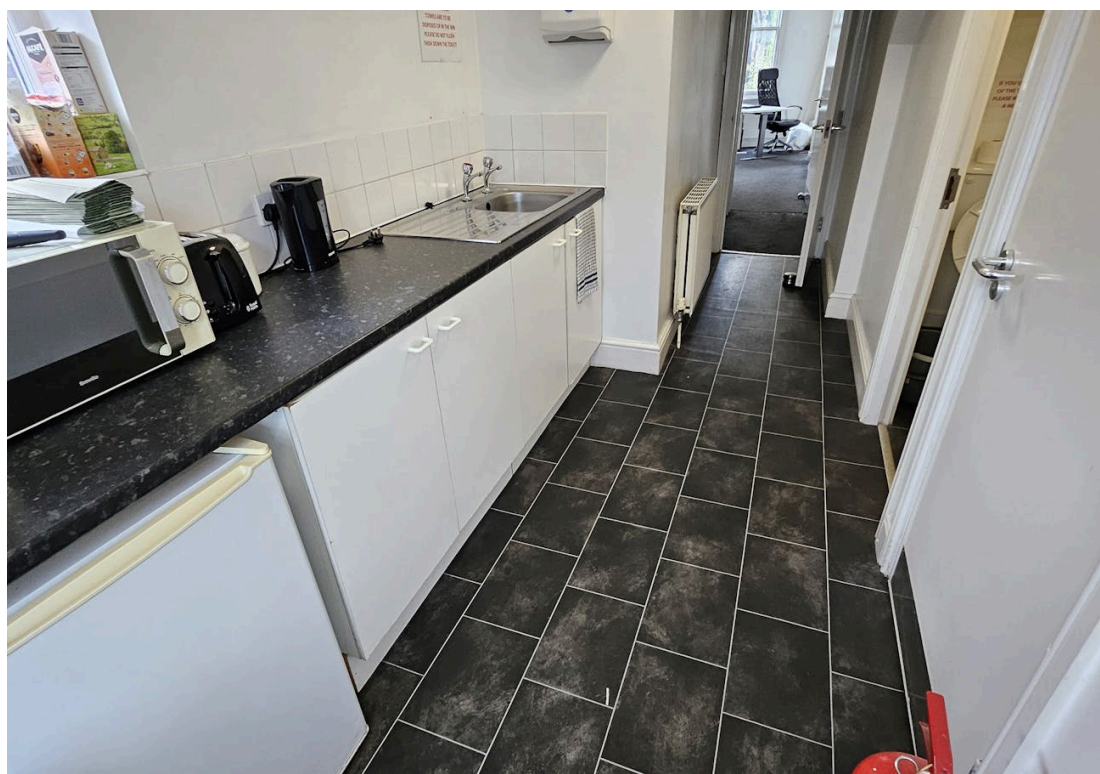
### Business Rates

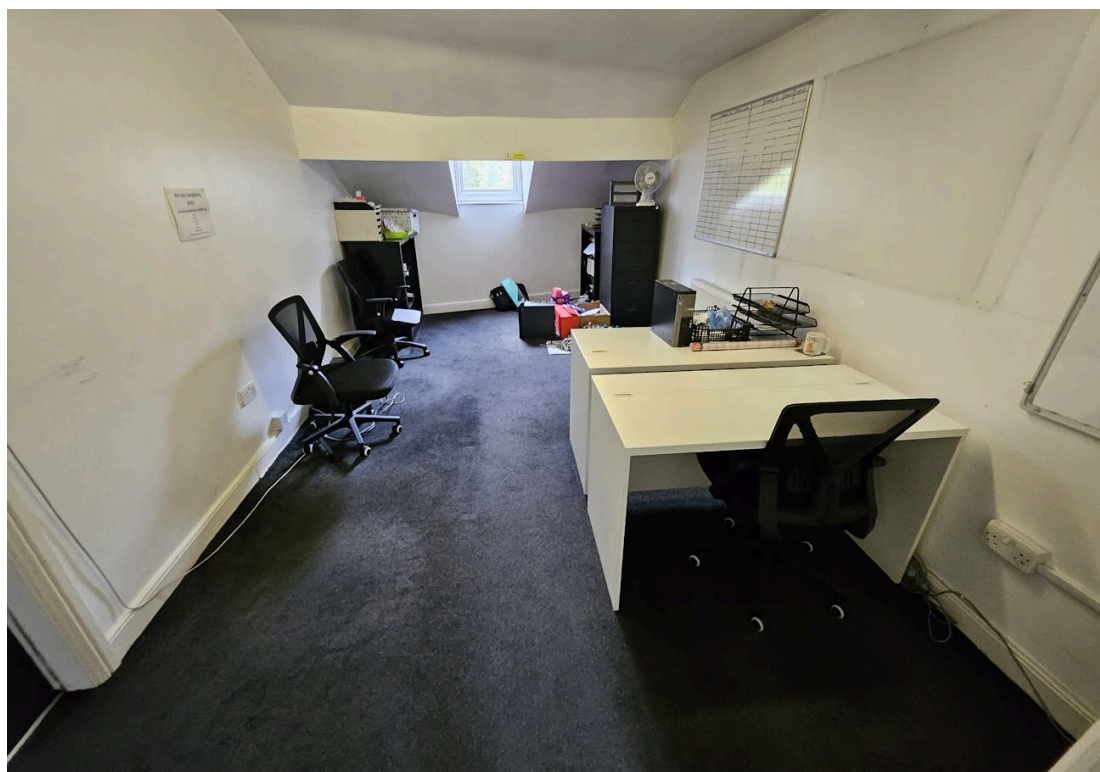
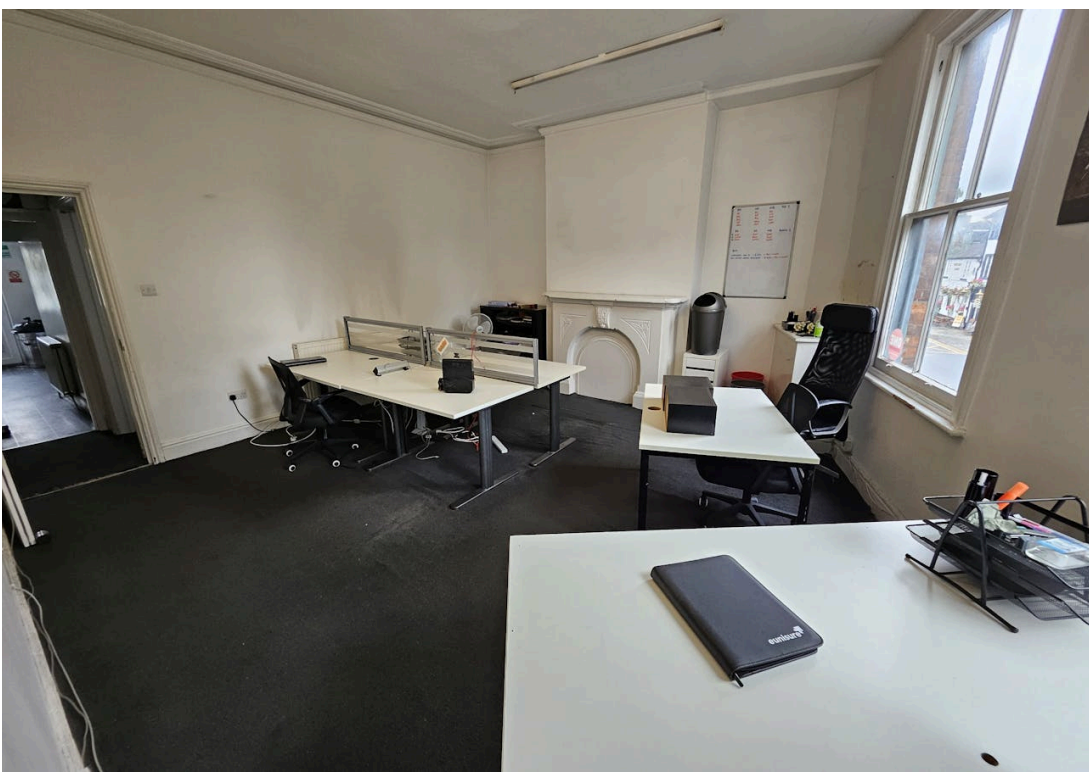
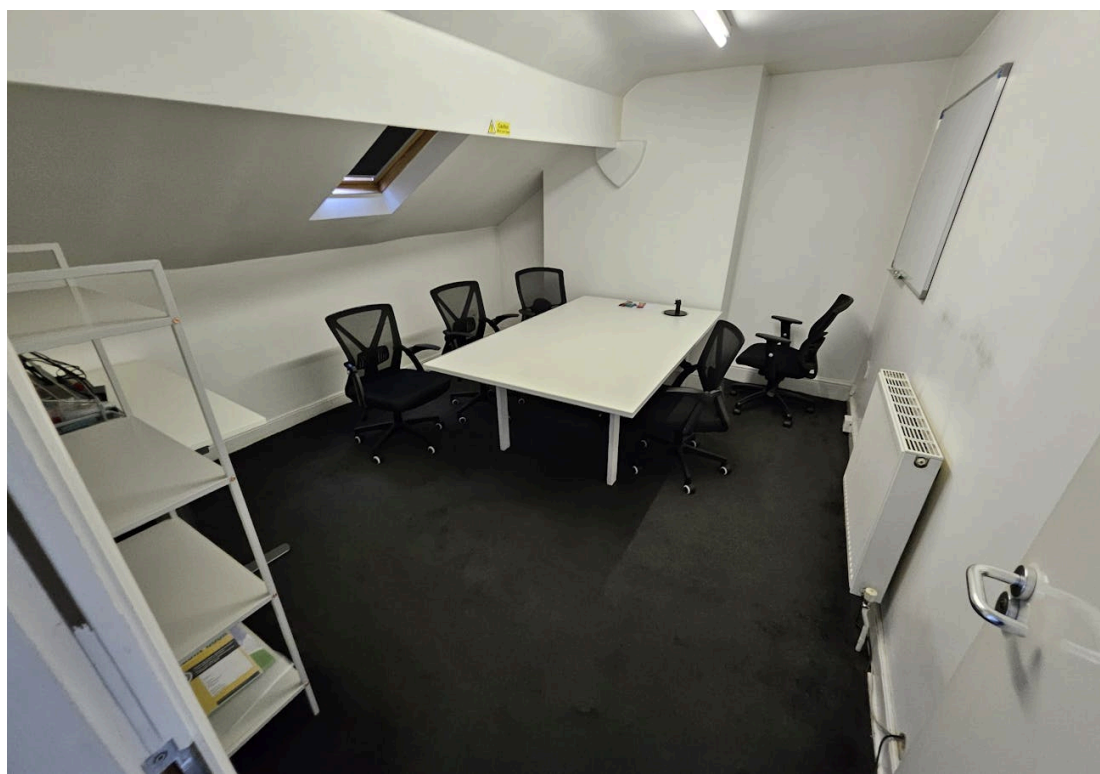
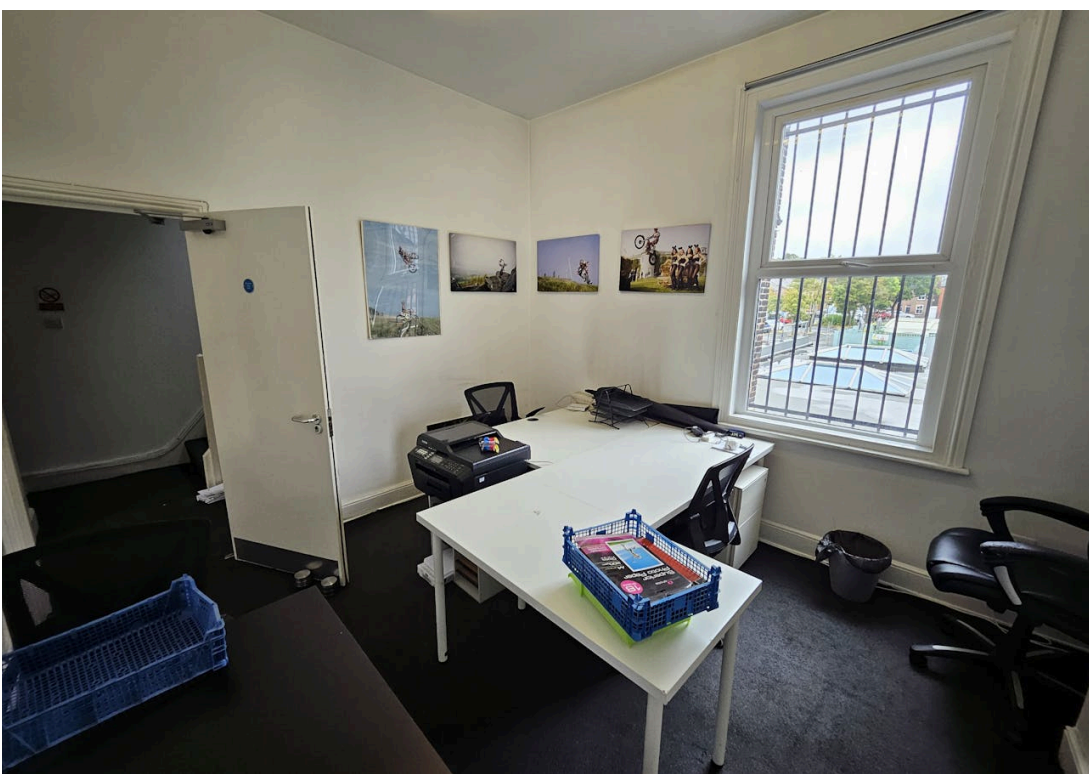
Rateable Value (2026 List) - £9,400

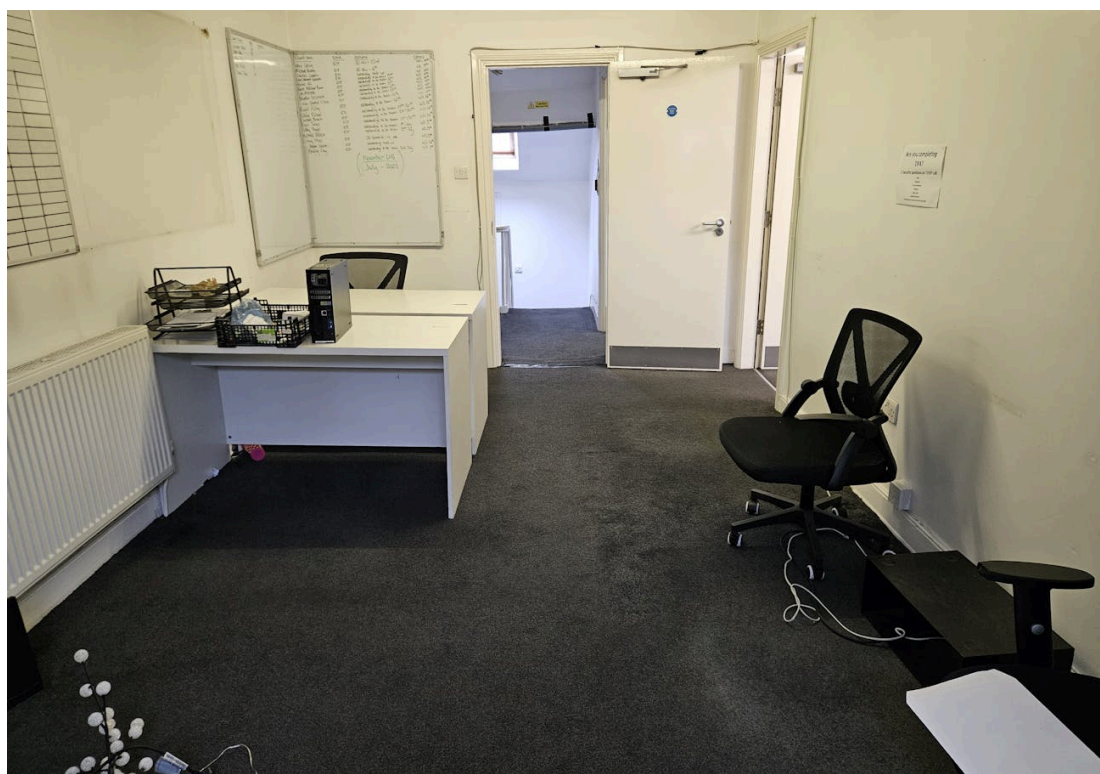
100% Small Business Rates Relief may be available depending on the ingoing tenants' individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

### Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal fees in preparing the necessary documentation.







87a High Street, Cheadle, SK8 1AA



Ground Floor  
Area: 3.0 m<sup>2</sup> ... 33 ft<sup>2</sup>

First Floor  
Area: 63.1 m<sup>2</sup> ... 680 ft<sup>2</sup>

Second Floor  
Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>

Total Floor Area: 129.7 m<sup>2</sup> ... 1396 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com