



90 Heaton Moor Road, Heaton Moor, Stockport, SK4 4NZ

Ground floor retail premises in popular Heaton Moor location

Summary

Tenure	To Let
Available Size	534 sq ft / 49.61 sq m
Rent	£24,000 per annum
Rateable Value	£11,250 100% small business rate relief available
EPC Rating	B (48)

Key Points

- Attractively presented throughout
- Prime Heaton Moor location
- Energy efficient building
- Turn-key opportunity
- Well appointed retail space
- Pull in parking available
- Use class E - suitable for many uses

Description

A two-storey end terrace building of brick construction beneath a pitched slate roof. The subject of the letting is the ground floor salon premises, which is suitable for a number of uses including salon, clinic, retail, restaurant or cafe use.

The ground floor is attractively presented and provides a generous retail/salon space to the front, with backwash area to the middle and staff room/kitchen to the rear, plus W/C facility.

Other nearby users include La Moor Health & Beauty (above), Moor Sounds, KMC Barbers, Co-op foodstore and Heaton Moor Post Office

Location

The property fronts Heaton Moor Road, prominently positioned in the village centre of Heaton Moor. The property is approximately 2 miles north of Stockport Town Centre and approximately 6 miles southeast of Manchester City Centre.

Accommodation

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Floor/Unit	Description	sq ft	sq m
Ground	Main salon/shop	307	28.52
Ground	Wash station/store	147	13.66
Ground	Kitchen/Staff room	80	7.43
Total		534	49.61

Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years, subject to 3 yearly upward only rent reviews, and all other terms to be agreed.

Services

We understand that mains electric, water and drainage are connected to these premises.

Business Rates

Rateable Value (2023 List) - £12,750

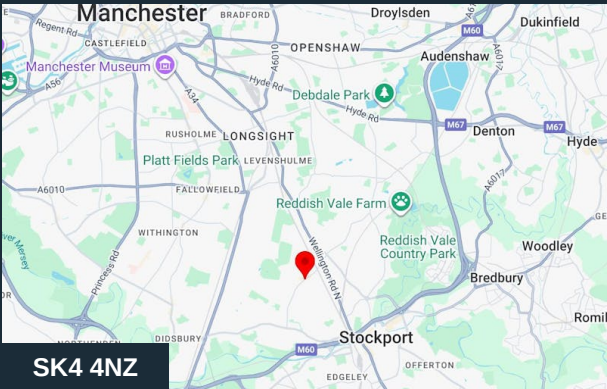
Small business rate relief is available for qualifying business. Interested parties should make their own enquiries with the local rating authority regarding this and also the retail and hospitality rates relief scheme. The scheme currently provides 40% retail relief from 1st April 2025.

VAT

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

Legal Costs

The ingoing tenant is to be responsible for the landlords’ reasonable legal fees in the preparation of the lease and associated documentation.

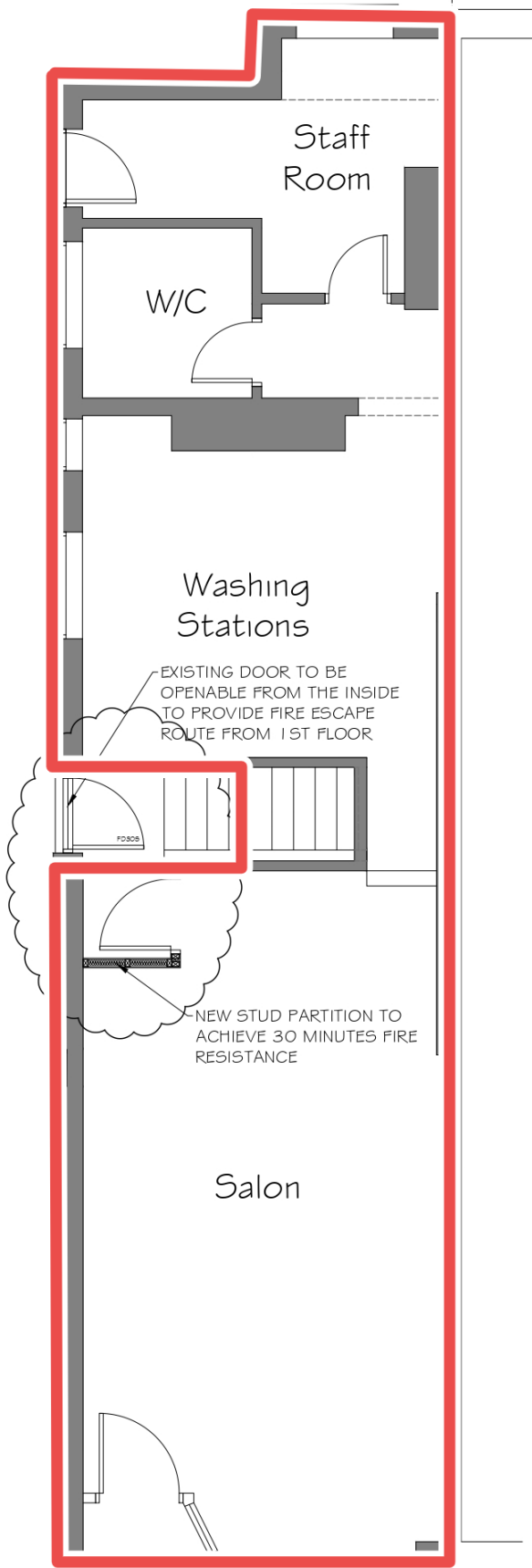


Viewing & Further Information

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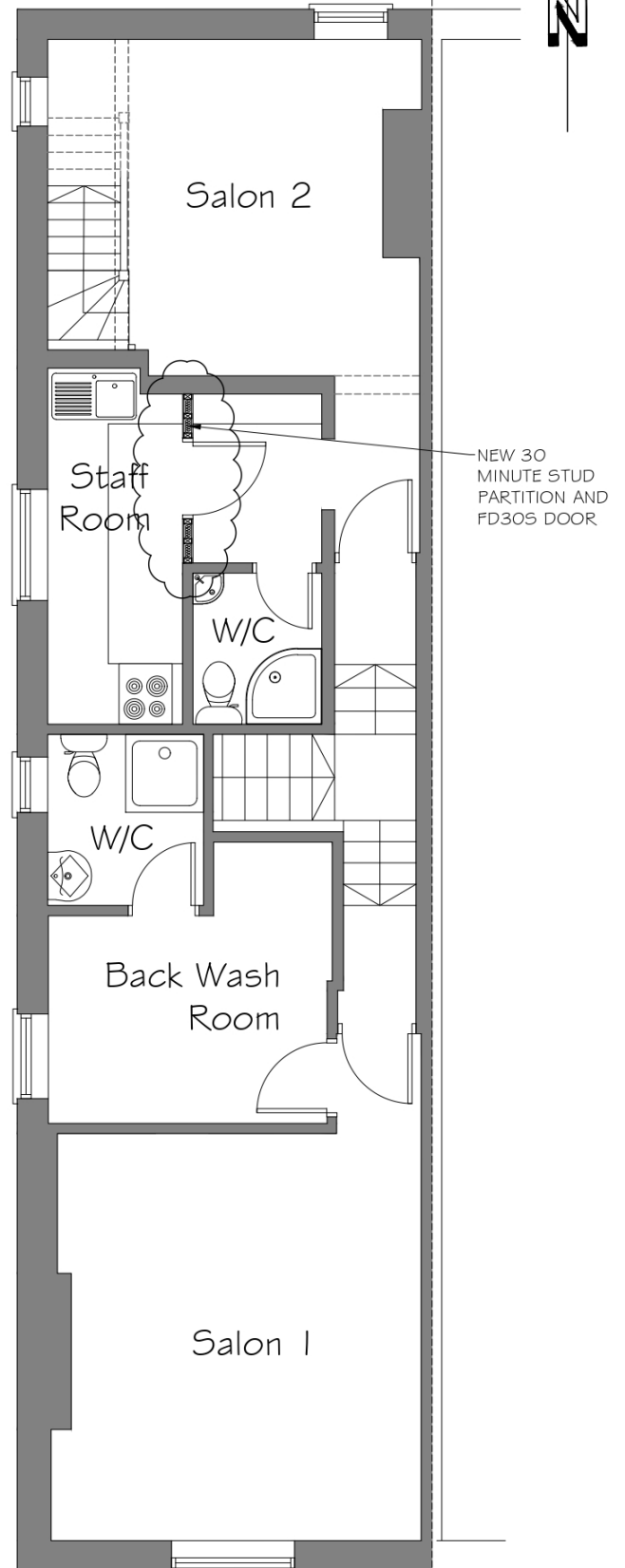


GROUND FLOOR

NOTE



DENOTES EXTENT OF ALTERATIONS



FIRST FLOOR

PLANNING

		Project:	
		1ST/2ND FLOOR CHANGE OF USE	
80 HEATON MOOR ROAD		Client:	
ASH HAIR SALON		Drawing Title:	
PROPOSED GROUND AND FIRST FLOOR PLANS		Drawing No:	
Rev:		Scale:	
1:50 @ A3		Date:	
17.09.2018		Drawn By:	
J. Albutt		Checked:	