



**414 Gorton Road, North Reddish, Stockport, SK5 6RS**

Recently refurbished ground floor office premises

**Summary**

|                       |   |
|-----------------------|---|
| <b>Tenure</b>         | To Let  |
| <b>Rent</b>           | £9,600 per annum                                    |
| <b>Rateable Value</b> | £4,650<br>100% SBRR available to qualifying tenants |
| <b>EPC Rating</b>     | D (93)  |

**Key Points**

- Turn key opportunity
- Suitable for other uses inc retail and leisure
- Affordable commercial space
- Free car park to the rear
- Busy commercial parade
- Well appointed office space
- Useful pull in parking outside

## Description

The property comprises a traditionally constructed two storey end terraced property of brick elevations beneath a pitched slate covered roof. The subject of this letting is the ground floor unit, which has recently been renovated to a high standard and provides two well appointed office rooms with kitchen, small store room and W/C to the rear. Electric shutters are provided to front and rear for additional security. To the rear of the unit is a small enclosed yard.

The commercial space is available for several potential uses including office, retail, café, clinic, and PT studio under Use Class E (commercial, business and service) from the Town & Country Planning Order 2020

## Location

Situated on the busy Gorton Road along a parade of retail, office and leisure premises in North Reddish.

Stockport City Centre is located less than 4 miles to the South, and the immediate area boasts excellent transport links, being around 1.5 miles from the M60 orbital motorway. Additionally, Reddish North train station is only a 3 minute walk away.

## Accommodation

The accommodation comprises the following areas:

| Floor/Unit   | Description  | sq ft      | sq m         |
|--------------|--------------|------------|--------------|
| Ground       | Front office | 155        | 14.40        |
| Upper Ground | Rear office  | 161        | 14.96        |
| Upper Ground | Kitchen      | 28         | 2.60         |
| Upper Ground | Storage      | 6          | 0.56         |
| <b>Total</b> |              | <b>350</b> | <b>32.52</b> |

## Terms

The premises are available on a new effective FRI (full repairing and insuring) lease for a minimum of 3 years with all other terms to be agreed.

## Business Rates

Rateable Value (2026 List) - £4,650

100% Small Business Rate Relief (SBRR) is available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable and any relief available based on their individual circumstances.

## VAT

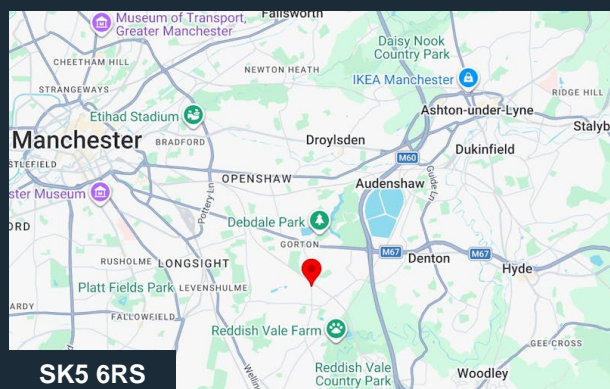
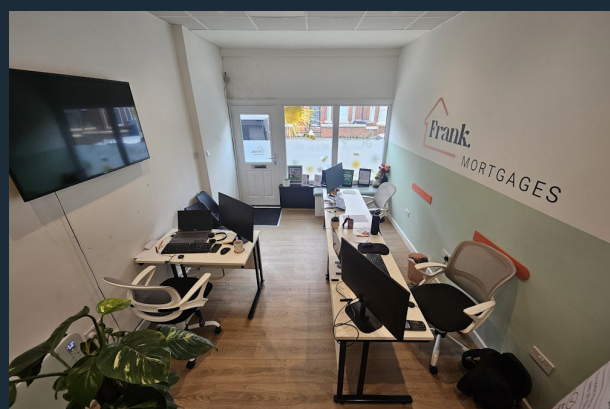
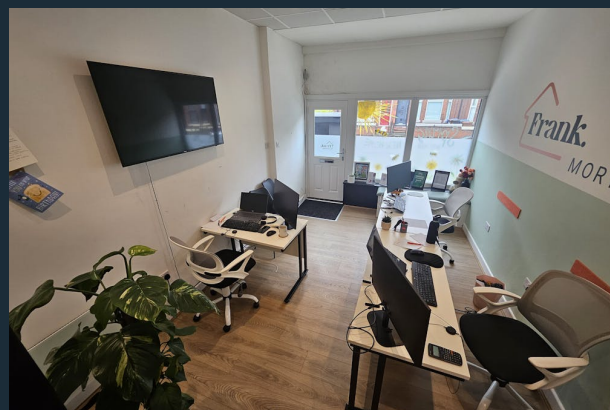
We understand that VAT is not applicable to this property.

## Services

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

## Legal Costs

The incoming tenant will be responsible for the landlords legal fees in the preparation of the lease.



## Viewing & Further Information



**Steven Gifford-Dixon**

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