

TO LET Office

14 Woodford Road, Bramhall
Stockport, SK7 1LL

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 2,967 sq ft
- ❑ Quoting Rent £35,000 per annum

Contact

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Sainsbury's



Location

The subject property is located in Bramhall, an affluent suburb of Stockport, situated approximately 14 miles south of Manchester City Centre.

The property comprises first floor office premises located in a highly prominent town centre location close to the junction of Bramhall Lane South, Ack Lane East and Woodford Road. The property benefits from close proximity to local shops and services and is located close to Bramhall train station.

Description

The premises comprise first floor office premises located above a new Sainsbury's Local convenience store.

Accommodation

The accommodation is arranged as open plan office accommodation fitted to a good standard. The accommodation provides the following approximate floor areas:-

	Sq m	Sq ft
First Floor	275.64	2,967
Total	275.64	2,967

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – C. An EPC certificate is available upon request.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms & Tenure

Available by way of a new effective Full Repairing and Insuring lease for a term to be agreed.

Tenure

Quoting rent £35,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the premises are to be assessed for Business Rates purposes.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

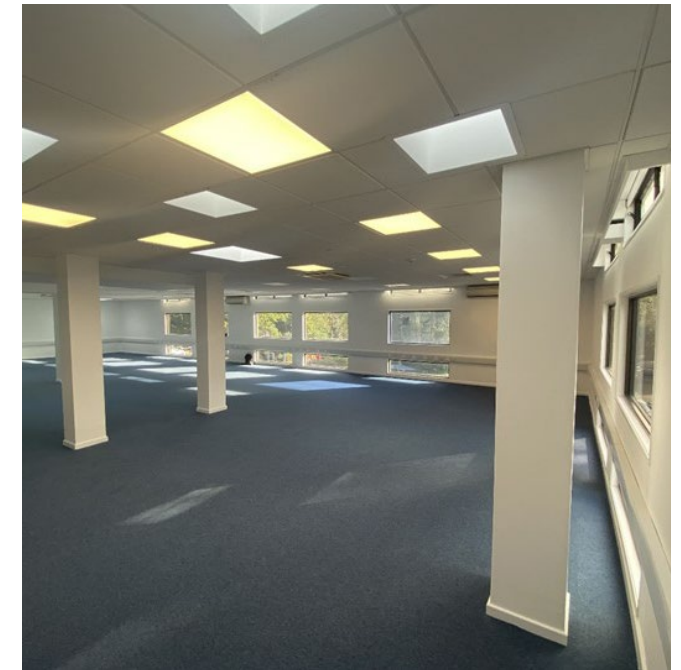
Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



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