

TO LET Retail Unit Stockport

88 Buxton Road, High Lane
Stockport, SK6 8HJ

Key information

- Prime retail unit adjacent to Sainsbury's
- Planning Use Class E
- Size – 1,507 sq ft
- Quoting rent £26,500 per annum



Contact

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Sainsbury's



Location

High Lane is a town 5 miles southeast of Stockport, there is a 10-minute drive-time population of approximately 59,500 people.

The subject property is located on the Buxton Road, the primary A-Road that goes through the town which links Stockport to various local towns.

Accommodation

The property is arranged over ground floor only providing the following approximate internal floor areas:

	Sq m	Sq ft
Ground Floor	140	1,507
Total	140	1,507

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.

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

Available by way of a new sublease with terms to be agreed.

The lease will be contracted outside of the security provisions of the Landlord and tenant Act 1954.

Tenure

Quoting Rent £26,500 annum.

Service Charge

Available upon request.

Business Rates

We are advised that the Business Rates are yet to be assessed.

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.

Energy Performance Rating

Energy Performance Certificate has been commissioned. Please make contact for further details.

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.

Viewing

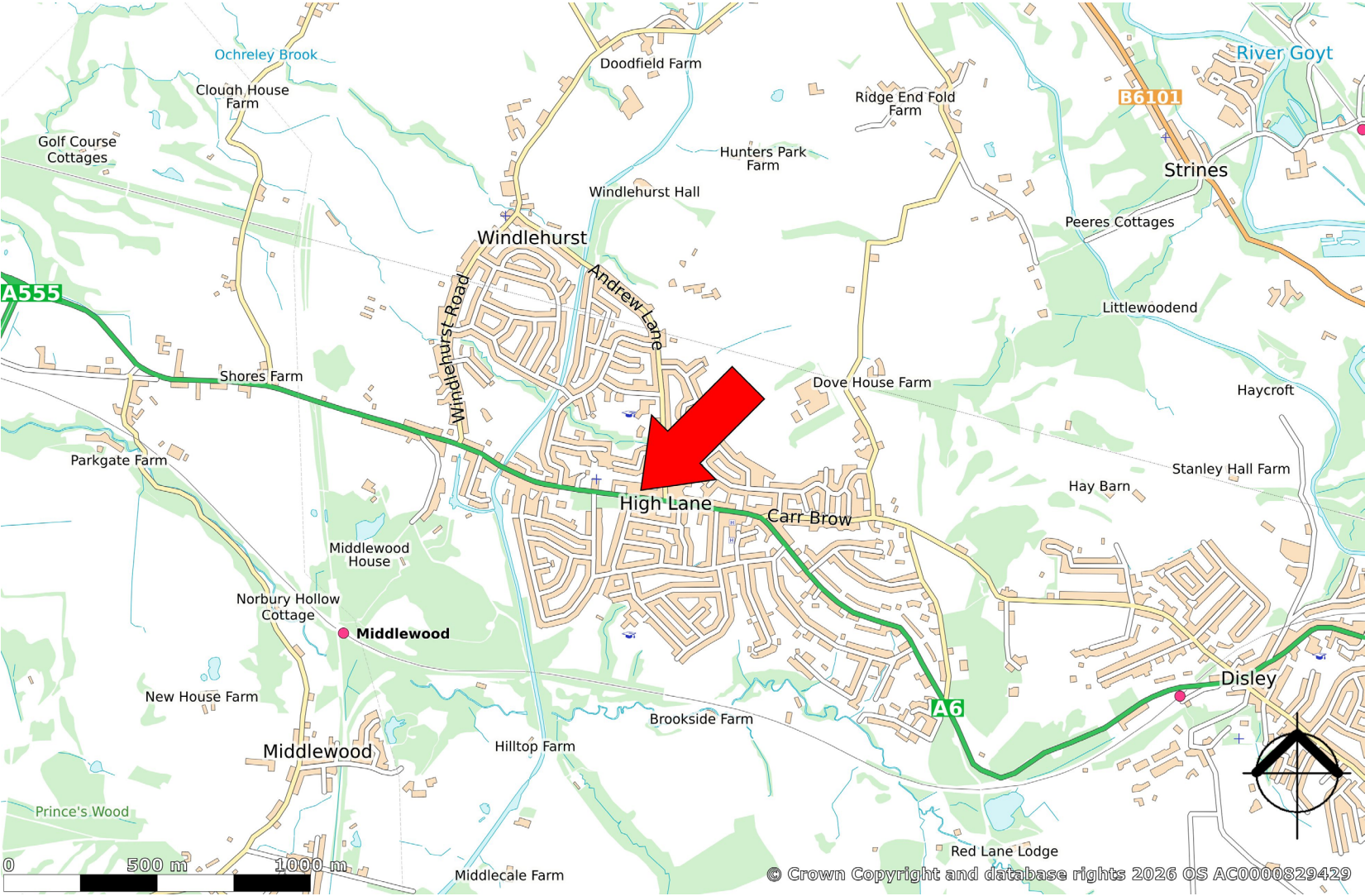
Strictly via the sole letting agent only.

Additional Information

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

Sainsbury's Property Disposals

Location Plan

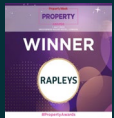


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