

MBRE

RETAIL/SHOWROOM

TO LET



136-140

Shaw Heath
Stockport
SK2 6QS

**2,100
SQFT**



- Retail/Showroom Unit
- Ground & Lower Ground Floor
- Extremely Prominently Located
- Low Cost Accommodation
- Also Suitable for E Classes
- Parking Directly Fronting Property
- Within 0.6 miles of Train Station

Location

The property is located fronting Shaw Heath in Stockport and is close to Wellington Road South (A6) and a short walk to Stockport Exchange train station and Edgeley high street.

- Stockport: 1 mile.
- Stockport Exchange: 0.5 miles.
- Stockport bus station: 1 mile.



Description

A 2100 sq.ft. retail/showroom unit together with additional 858 sq.ft. of lower ground storage. The property can be summarised as follows

- Of traditional Steel Frame Construction with Full Height Brick Elevations
- Extremely prominently located with direct main road frontage onto Shaw Heath
- Suitable for traditional retail/showroom/trade or uses that fall within the "E" Classes
- Internal Security Roller Shutters, recessed lighting, part laminate part carpeted floor coverings
- DDA Compliant
- Low overall occupational costs

Services

All mains services available to the property. Electricity, gas, water and drainage

Rateable Value

£14,250

Rent

£16,000 per annum exclusive

EPC

Available on request.

Terms

On leasehold basis with terms to be agreed.



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE
Michael Blackshaw mb@mbre.space 07792201467

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