

136-140 Shaw Heath Stockport SK2 6QS





- 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

# **MBRE**

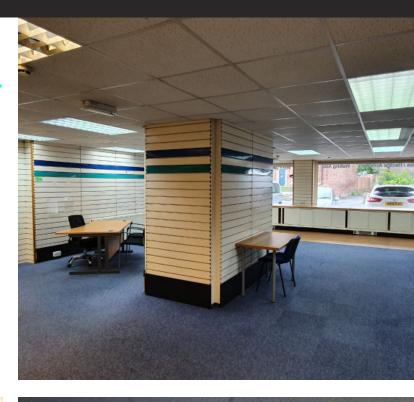
### Location

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

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### **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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