



278
Adswood Road
Stockport
SK3 8PN

**717
SQ.FT**

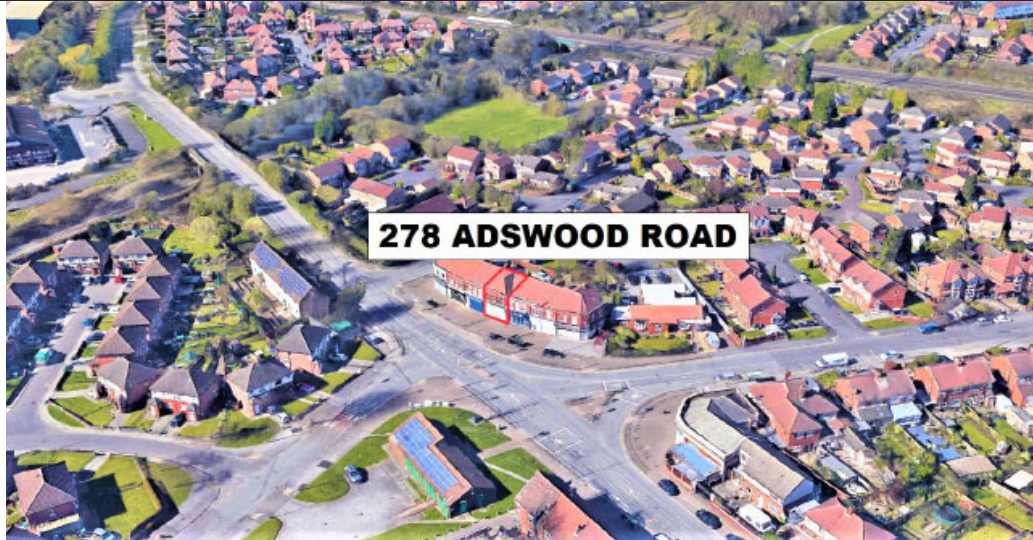


- Mid terrace ground floor retail premises
- External shop front security roller shutter
- Rear service yard for loading/unloading/parking
- Low RV: £7,400 - 100% SBRR - Nil payable rates
- Private toilet & kitchen facilities
- Suitable for a variety of retail uses
- Located in the heart of Adswood residential area
- Low rent/no VAT/no premium

Location

The property is located in the heart of Adswood residential area close to the centres of Davenport, Cheadle Heath and Edgeley and a short drive to Stockport and Cheadle Hulme.

- Davenport: 1 mile.
- Cheadle Hulme: 1.5 miles.
- Stockport: 2 miles.
- M60: 2 miles.



Description/Accommodation

The property provides open plan ground floor retail accommodation with shop front external security shutter and external loading/unloading/car parking to the rear accessed via the service road off Clover Avenue.

Internally the property benefits from single phase electricity along with toilet and kitchen facilities.

278 Adswood Road ground floor: 717 Sq.ft.

Main sales: 16'2" x 48'6" including toilet and kitchen facilities.

The property is in the process of being redeveloped with works required to the ground floor unit subject to negotiation.

Suitable uses include A/E use retail/leisure/business use classes. Food uses may be considered subject to Landlords approval/consent.

Rateable Value

Rateable value: £7,400.

Small Business Rates Multiplier 2020/21: 49.9p.

100% SBRR available - Nil Payable Rates.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£15,500 per annum exclusive.

VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

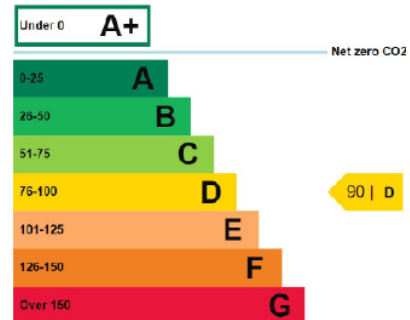
Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating

Energy efficiency rating for this property

This property's current energy rating is D.



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. FEBRUARY 2021.