
TO LET

- ✓ Annual Station Footfall of 225,724 (pre-COVID)
- ✓ Services to Manchester and Stoke-on-Trent
- ✓ Situated on the Macclesfield and Stoke platform
- ✓ New lease available
- ✓ Close to Poynton village
- ✓ Available for a commercial/community use

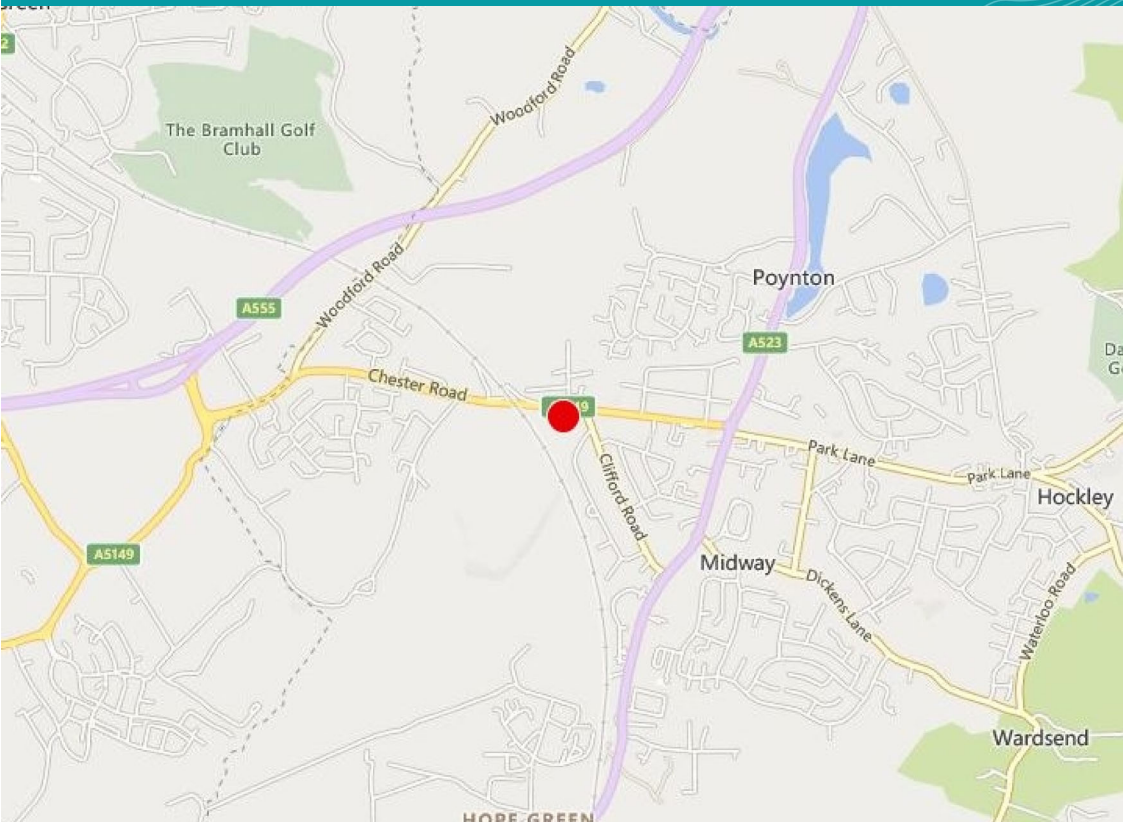


Poynton Railway Station, Chester Road, Stockport SK12 1HB

Commercial / Community Opportunity

462 Sq Ft
(43 Sq M)

Poynton Railway Station, Chester Road, Stockport SK12 1HB



DESCRIPTION

On behalf of Northern, an opportunity is available within two rooms fronting the Macclesfield platform which were originally the Telegraph Office and Station Masters Office. The space can be accessed directly off the platform.

The premises were previously used for storage and Northern are inviting a business proposal for either a similar or community use.

An electricity supply is available within the premises.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Left Hand Unit	216	20
Right Hand Unit	246	23
Total	462	43

EPC

The property has an EPC rating of D-87.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

INSURANCE

The insurance rent will be the equivalent of 2.5% of the annual rent.

LOCATION

Poynton Station is located in Cheshire and falls within Cheshire East Council's local list of Heritage sites. The station is situated on the Manchester Piccadilly to Stoke-on-Trent with services towards Cheadle Hulme, Stockport, Macclesfield and Congleton.

RENT

The Landlord is seeking a rental offer based on a percentage of turnover subject to a minimum guaranteed rent or a straight rental without

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Joe Simms
0113 245 9393
jsimms@lsh.co.uk



Key

- FL

Floor Level
- CH

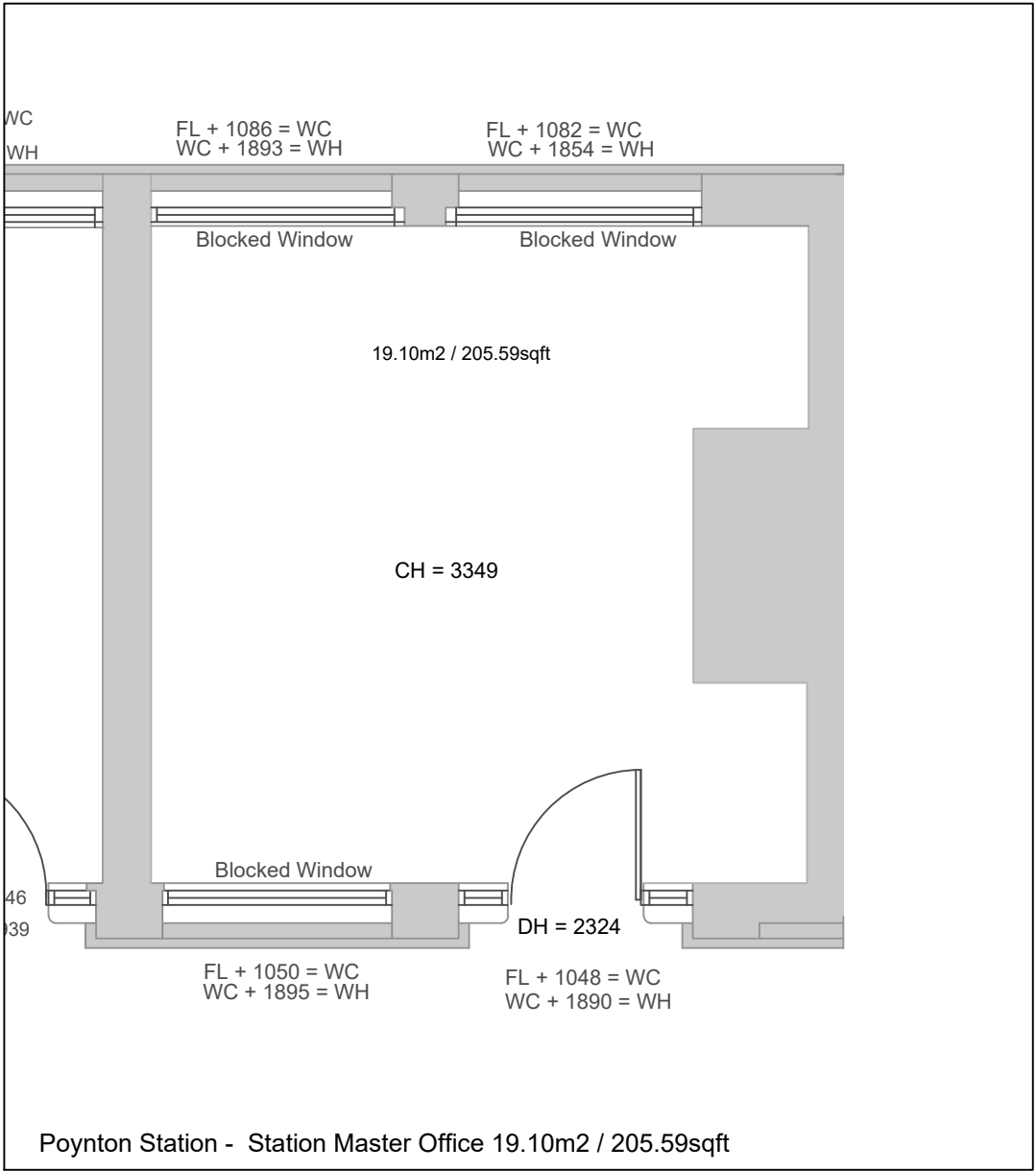
Ceiling Height
- WC

Window Cill
- WH

Window Head
- DH

Door Height
- OH

Opening Height



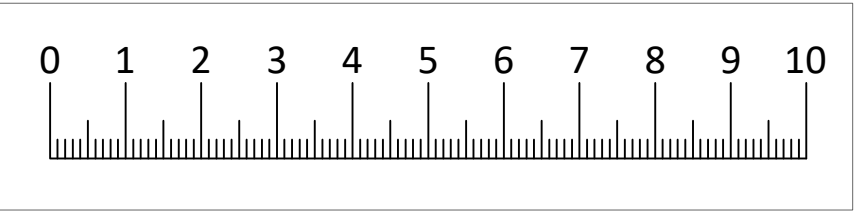
REVISIONS				DATE
FEASIBILITY STUDY	FS	☐	TENDER ISSUE	TI ☐
BUILDING WARRANT	BW	☐	CONSTRUCTION ISSUE	CON ☐
PLANNING APPROVAL	PA	☐	AS BUILT	AB ☐

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Project & Building Consultancy
Newcastle

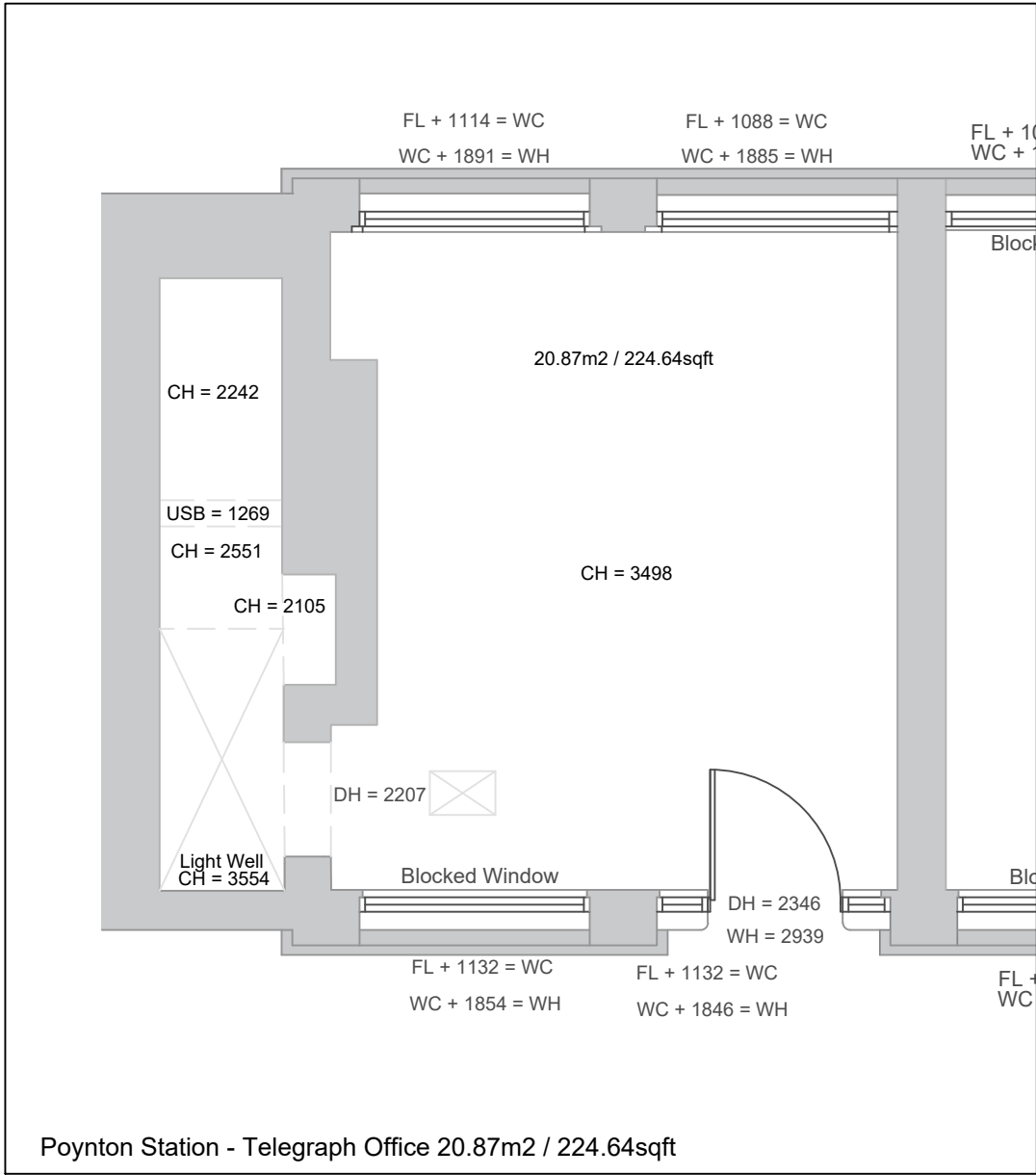
PROJECT		
CBN3408: Northern Railways Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Poynton Station - Station Master Office		
DRAWN BY	CHECKED BY	DATE
CW	ABC	March 2026
DRWG.NR.		SCALE AT A3
CBN3408_009		1:50 @ A3

Reference Scale 1:100

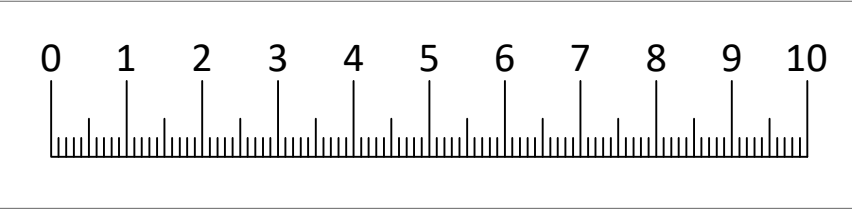


Key

- FL Floor Level
- CH Ceiling Height
- WC Window Cill
- WH Window Head
- DH Door Height
- OH Opening Height



Reference Scale 1:100



REVISIONS		DATE
FEASIBILITY STUDY	FS ☐	TENDER ISSUE TI ☐
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PROJECT		
CBN3408: Northern Railways Measured Surveys		
CLIENT		
Northern Railways Limited		
DRWG. TITLE		
Poynton Station - Telegraph Office		
DRAWN BY	CHECKED BY	DATE
CW	ABC	March 2026
DRWG.NR.	SCALE AT A3	
CBN3408_010	1:50 @ A3	