

MBRE

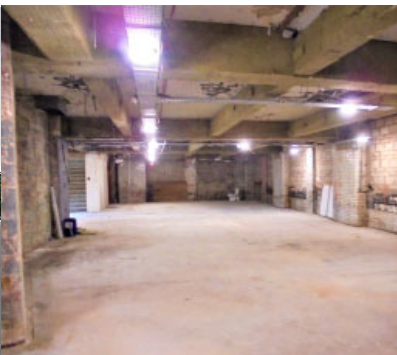
RETAIL/LEISURE TO LET



Lower Ground Floor

Douro House
11-13 Wellington Rd South
Stockport, SK4 1AA

**2,500
SQ.FT**



- Prominent town centre location
- Close to Redrock & Merseyway
- Lower ground floor studio/retail/office space
- Open plan accommodation
- Contract parking at NCP multistorey
- Refurbished Lower ground floor/GF access
- Suitable for A1, A2, A3, A4, A5, B1, D1 uses
- A3 planning consent granted 2002

Location

The property is located on Wellington Road South adjacent to the SKY call centre.

The lower ground floor is accessed off Lawrence Street and is a short walk to the Merseyway shopping centre and Redrock retail and leisure development.



Description/Accommodation

The property occupies the lower ground floor of a five storey mixed retail and residential building of traditional construction with brickwork elevations under a pitched roof. The upper floors have been redeveloped to provide 24 private apartments which are now fully let.

Lower Ground Floor: 2,500 Sq.ft overall providing open plan accommodation.

The property benefits from a private GF entrance with substantial staircase down to the lower ground floor.

The premises has been stripped to provide open plan accommodation with drainage points available for new toilet and kitchen facilities.

The property is suitable for A1/A2 retail, A3 restaurant/cafe, A4 bar, A5 takeaway, B1 office & D1 leisure uses.

Rateable Value

Rateable value: £TBC - Contact Agents MBRE.
Small Business Rates Multiplier 2019/20: 50.4p.

Further information available from Agents MBRE -
Contact Andy Thornton on 0161 850 1111.

Terms

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

Rent

£15,000 per annum exclusive.
VAT is payable.

VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is 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



Planning

The property is suitable for A1/A2 retail, A3 restaurant/
cafe, A4 bar, A5 takeaway, B1 office & D1 leisure uses.

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. JANUARY 2020.