



# **33b & 33c**

Shaw Road  
Heaton Moor  
Stockport, SK4 4AG

**745 SQ.FT  
&  
745 SQ.FT**



- Self contained first & second floor offices
- Suitable for office and alternative uses STPP
- Private offices with kitchen & toilet facilities
- Car park available for day use only
- 33b RV: £7,400 - 100% SBRR available
- 33c RV: £5,500 - 100% SBRR available
- Private ground floor stairwell access



## Location

The property is located on Shaw Road in the heart of Heaton Moor with the offices located at first and second floor level. Neighbouring occupiers include Cassidy's bar, Raja Brothers, Pokusevski+Catena, That Hair Place, The Barber Shop, Bottle, Co-Op and The Elizabethan.

- Stockport: 1.5 miles.



## Description/Accommodation

The offices occupy the first and second floors of a mixed commercial retail and office building and benefit from separate private stairwell accessed from the ground floor fronting Shaw Road. Each office has the benefit of general and private offices along with kitchen and toilet facilities with 33b also having the benefit of shower facilities. During office hours Mon-Friday 9-5pm both office Tenants have the benefit of the rear car park accessed from Shaw Road.

33b Shaw Road: 745 Sq.ft net - 890 Sq.ft Gross.

Front office: 296 Sq.ft - 18'11" x 15'5".

Mid office: 180 Sq.ft - 13'11" x 12'11".

Rear office: 169 Sq.ft - 16'1" x 10'4".

Kitchen: 100 Sq.ft - 13'0" x 7'9" plus 2'10" x 3'5".

Toilet: 12 Sq.ft - 4'0" x 3'1".

Toilet: 54 Sq.ft - 8'0" x 6'8".

Corridor: 79 Sq.ft - 19'3" x 3'3" plus 2'3" x 5'2".

33c Shaw Road: 745 Sq.ft net - 890 Sq.ft Gross.

Front office: 296 Sq.ft - 18'11" x 15'5".

Mid office: 180 Sq.ft - 13'11" x 12'11".

Rear office: 169 Sq.ft - 16'1" x 10'4".

Kitchen: 100 Sq.ft - 13'0" x 7'9" plus 2'10" x 3'5".

Toilet: 12 Sq.ft - 4'0" x 3'1".

Toilet: 54 Sq.ft - 8'0" x 6'8".

Corridor: 79 Sq.ft - 19'3" x 3'3" plus 2'3" x 5'2".

## Rateable Value

33b Rateable value: £7,400 - 100% SBRR available.

33c Rateable value: £5,500 - 100% SBRR available.

Small Business Rates Multiplier 2018/19: 49.1p.

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

33b: £8,700 per annum exclusive - £725pcm.

33c: £8,400 per annum exclusive - £700pcm.

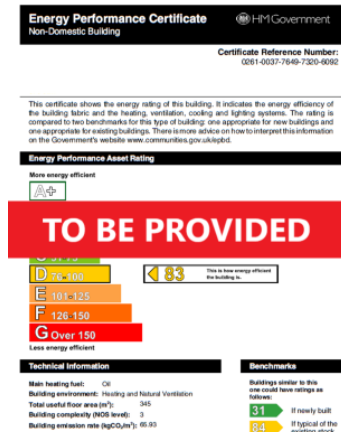
## VAT

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



## Utilities

Each property has separately metered electricity and water payable direct to the utility providers. No Gas.

## Building Insurance

The Landlord will insure the building. Tenants will contribute to the annual premium. Details from MBRE.

## Legal Costs

The Tenants may be required to contribute towards 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. July 2019.