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TO LET

**1,266 Sq Ft
(117 Sq M)**

RETAIL PREMISES

**230 STOCKPORT ROAD,
TIMPERLEY VILLAGE
WA15 7UN**



LOCATION

The property is situated on Stockport Road in the heart of Timperley Village and forms part of a parade. There is the an area for car parking to the rear.

Nearby occupiers include Co-Operative, Johnsons Cleaners and Sainsbury's convenience.

DESCRIPTION

The property comprises a ground and first floor shop. The unit also benefits from rear servicing.

The Net Internal areas of the premises are as follows: -

Ground Floor Sales	510 ft ²	(47 m ²)
Ground Floor Ancillary	256 ft ²	(24 m ²)
First Floor	500 ft ²	(46 m ²)

RENTAL

The rent to be reserved under the lease shall be £22,000 per annum, exclusive of rates, outgoings and VAT.

SERVICES

All mains services are connected to the premises apart from gas.

TENURE

Leasehold.

RATES

Under the terms of the lease, the tenant will be responsible for the payment of non-domestic business rates.

USE

The unit benefits from A1 consent however the landlord will consider alternative uses, subject to planning.

TERMS

The accommodation is available as a whole by way of a new Full Repairing & Insuring lease for a term of years to be negotiated.

VAT

Prices are quoted exclusive of, but are liable for VAT.

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

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