



135 Buxton Road
Heaviley
Stockport
SK2 6LR

**1,480
SQ.FT**



- Ground floor corner retail showroom
- External parking/car sales area
- Established car sales trading location
- Suitable for a variety of retail/office uses
- Low RV: £17,500 - 100% SBRR available
- Glazed shop front with internal office
- Immediately available/new Lease

Location

The property is located fronting Buxton Road in Heaviley and occupies a prominent corner trading position at the junction of Buxton Road and Regent Road.

- Stockport: 1.5 miles.
- M60: 2 miles.
- Bramhall: 2.5 miles.
- Hazel Grove: 2 miles.



Description/Accommodation

The property occupies the ground floor of a mixed retail and residential end terrace of traditional construction with brickwork elevations under a part pitched part flat roof.

The property provides open plan retail showroom accommodation with glazed shop front, tiled floor, internal sales office, side loading/access door and the benefits from additional car sales pitch/parking to the immediate right hand side of the property fronting Regent Road.

135 Buxton Road (Retail): 1,480 Sq.ft.

Main sales: 26'5" x 32'7", Rear sales: 36'2" x 19' including sales office.

Rateable Value

Rateable value: £17,500.

Small Business Rates Multiplier 2023/24 - 0.49p.

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

£22,000 per annum exclusive.

£1,833.33 per calendar month - £423.08 per week.

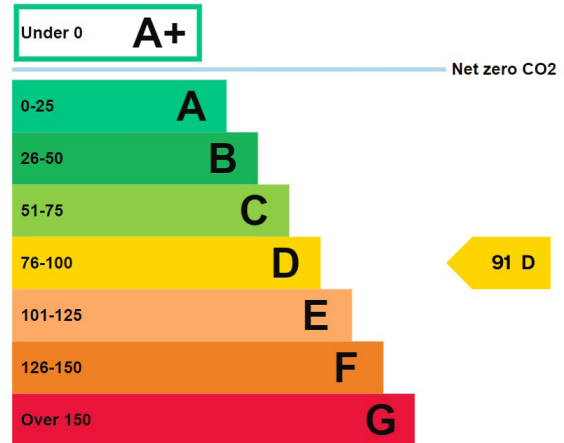
VAT

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



Deposit

The Landlord requires a three (3) month rent deposit of £5,500 to be held for the duration of the Lease.

Building Insurance

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

Legal Costs

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

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 2024.