



13-15
Market Street
Whaley Bridge
SK23 7AA

**1,155
SQ.FT**

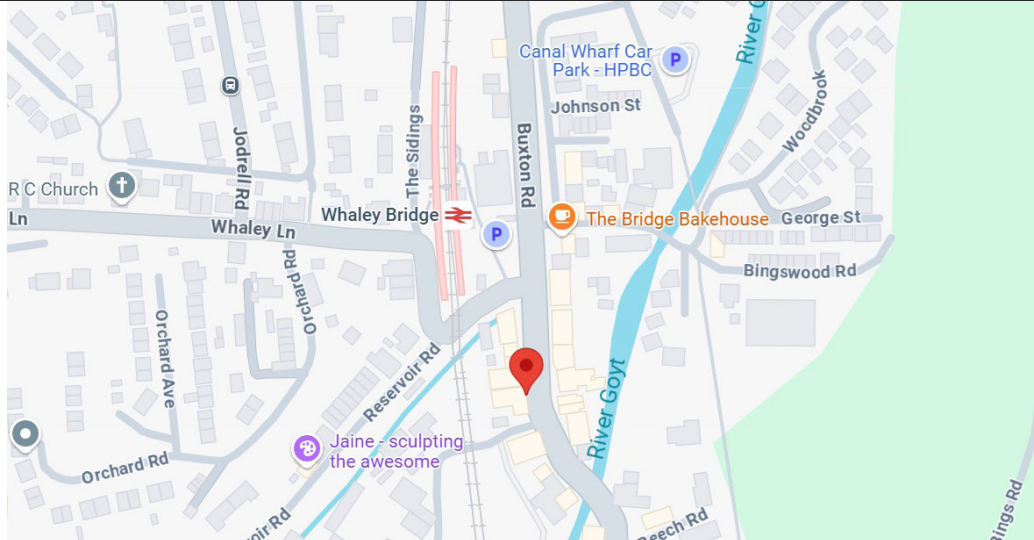


- Self contained 1st/2nd floor office premises
- Refurbished offices with kitchen & toilets
- Private rear access leading to reception area
- Providing a mix of open plan & private offices
- Suitable for a variety of office operators
- Low RV: £7,200 - 100% SBRR - Nil rates
- A short drive to Tesco Superstore
- Close to on street and pay & display parking

Location

The property is located fronting Market Street in the centre of Whaley Bridge and is a short walk to Whaley Bridge train station and is a short drive to Buxton and New Mills.

- Buxton: 7 miles.
- New Mills: 3.5 miles.
- Stockport: 10 miles.



Description/Accommodation

The property occupies the first and second floors of a mixed retail and office premises of traditional construction with stone elevations under a pitched slate roof. The property is accessed via private ground floor entrance to the rear of the premises and provides a mix of open plan and private offices with kitchen and toilet facilities.

First floor: 805 Sq.ft comprising:-

Reception: 92 Sq.ft overall.

Kitchen: 46 Sq.ft - 5'7" x 8'1".

Main office: 321 Sq.ft - 13'3" x 24'3".

Front office: 164 Sq.ft - 12'2" x 13'4".

Rear office: 182 Sq.ft - 12'4" x 13'9" plus 3'3" x 4'0".

Access to toilets facilities.

Second Floor: 350 Sq.ft - 31'4" x 12'3" less stairs 8'1" x 4'3".

Rateable Value

Rateable value: £7,200.

Small Business Rates Multiplier 2024/25: 49.9p.

100% SBRR available - Nil rates payable.

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

£12,000 per annum exclusive.

£1,200 per calendar month.

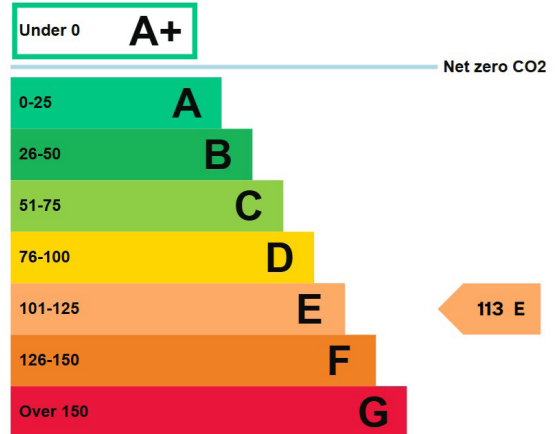
VAT

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

Mains services are available including gas, 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. MAY 2025.