



2 Bramhall Lane South, Bramhall, Stockport, SK7 1AF

Leisure, Retail To Let | £35,000 per annum | 1,702 sq ft

Retail/Leisure opportunity.

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Summary

- Rent: £35,000 per annum
- Business rates: RV drops to £26,250 from April 2026
- Lease: New Lease

Further information

- [Watch a video](#)

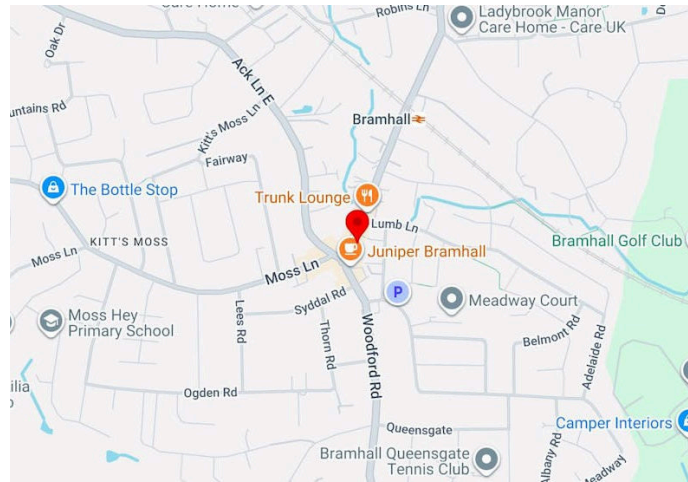
Contact & Viewings



Nicola Harrington
0161 706 4444 | 07971 183165
nicola@shapeandsate.com



Alex Haigh
0161 706 4444 | 07737 910932
alex@shapeandsate.com



Description

The subject property is a two storey retail unit within a terrace. On the ground floor there is a main retail area, further rear store room which is single storey and secondary store area within a former bank safe. Two staircases to the upper floor one at the rear and another from the main retail area. The first floor accommodation sits above the main retail area, has a staff toilet area, kitchen and additional storage.

The property is currently a Barnardo's charity shop but was previously a bank. There is a still a large safe at the rear which is currently a store room.

Serviced by a electric and gas supply.

Location

The property benefits from a prominent position fronting Woodford Road and Bramhall Lane South, the main thoroughfares through Bramhall it is the busiest junctions in the suburb. Nearby occupiers are a mixture of local and national operators including Boots, Costa Coffee and Sainsbury's Local.



Bramhall, is a commuter area in South-Manchester with a population of approximately 26,000. Close proximity to Wilmslow to the South, Stockport to the North and Manchester Airport to the East.

AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.

Rates

The Interested parties should make their own enquiries with the local rating authority regarding the business rates.

Accommodation

Name	sq ft	sq m	Availability
1st - Storage and office space	494	45.89	Available
Ground - Shop floor and storage	1,208	112.23	Available
Total	1,702	158.12	



