

TO LET



RogerHannah

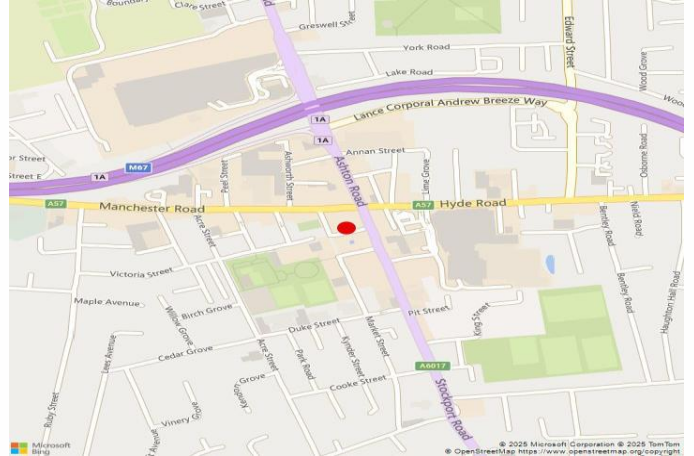


First Floor, 8 Stockport Road, Denton, Stockport, M34 3JQ

Prominent First Floor Retail Unit
1,085 Sq Ft (100.8 Sq M)

- Arterial Route into Denton
- Roadside Exposure
- Office, Healthcare and Retail Opportunity
- Available Now





Location

Occupying a highly prominent position on the well-trafficked Stockport Road (A6017), this property benefits from a strategic location in the vibrant heart of Denton town centre. Its position ensures exceptional visibility and footfall, making it ideal for a variety of commercial uses.

The property benefits from outstanding transport connectivity, with nearby access to the M67 motorway-linking seamlessly to the M60-providing fast and direct routes to Manchester City Centre and the wider Greater Manchester area.

Description

This self-contained first floor commercial unit presents an excellent opportunity for a range of occupiers, including those in the retail, office, or healthcare sectors.

Internally, the accommodation is well-appointed and comprises a welcoming reception/waiting area, three private offices/treatment rooms, a staff room, kitchenette, and WC facilities.

Occupying a highly visible corner position within a well-established retail terrace, the property benefits from strong frontage to both the high street and a key arterial route in and out of Denton - offering excellent signage potential and passing footfall.

Services include mains-connected electricity, water, and drainage.

Accommodation

As measured in accordance with the RICS code of Measuring Practice the approximate net internal area is as follows:

1,129 Sq Ft / 100.8 Sq M.

EPC

The property is undergoing reassessment.

Asking Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £10,100 per annum plus VAT.

Property Insurance

The property insurance is under annual review. Please ask the agent for further details.

Business Rates

The rateable value is £14,250. We advise all interested parties to make their own enquiries to the local authority.

VAT

VAT is applicable on this property

Legal Costs

Both parties are responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Harry Mason

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Date of Preparation

19 August 2025