

89A High Street.

Cheadle, SK8 1AA

RPS Regional
Property
Solutions



To Let

691 sq ft
(64.20 sq m)

£16,000 per annum

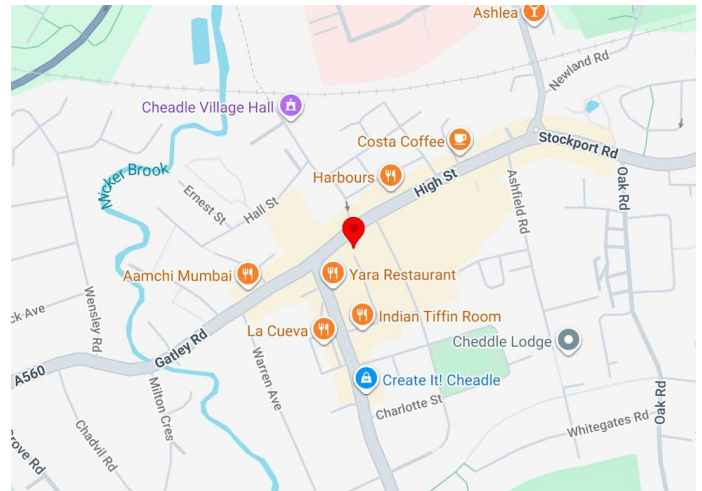
Prominent ground-floor retail unit
with basement storage in Cheadle
Village

- Prominent village location
- Wide glazed frontage
- Storm porch entrance
- Class E Use

r-p-s.co.uk
0161 927 7824

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Summary

Available Size	691 sq ft / 64.20 sq m
Rent	£16,000 per annum
EPC	Upon enquiry

Description

The property is situated in the bustling heart of Cheadle Village, near the intersection of Wilmslow Road.

Just eight miles south of Manchester, this affluent area boasts a community of homeowners and attracts shoppers from beyond its borders, thanks to convenient access to M60 junctions on Kingsway and Stockport Road.

This property features a stylish ground-floor hair salon with a separate outside WC, expansive glass frontage and an inviting storm porch. The dry basement offers ample height and offers individual rooms ideal for office space, storage, and even a brew station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail	420	39.02	Available
Basement	271	25.18	Available
Total	691	64.20	

Lease

The premises are offered by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

Rent

£16,000 per annum, exclusive of rates, all outgoings, service charge and building insurance costs.

Use

The premises currently benefit from Class E (Retail) use, however alternative uses will be considered, subject to planning. All enquiries should be made to Manchester City Council.

Business rates

The incoming tenant will be responsible for paying non-domestic rates for the premises. RV is £13,750.

Utilities

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

Legal costs

Each party will be responsible for the payment of their own legal costs incurred in this matter.

VAT

Rentals and outgoings are quoted exclusive of, but are not liable for VAT.

All enquiries

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