

**44-48 Higher Hillgate  
Stockport  
SK1 3PX**

**To Let**

**£25,000 per annum, exclusive**



**156.4 sq.m (1,683 sq.ft)**

**Prominently located, detached, single storey, showroom/workshop/warehouse property on a site of 565 sq.m (6,077 sq.ft), providing generous forecourt car parking**

- Former HSS hire shop
- Display windows with security shutters over
- Roller shutter access
- Security alarm/shutters
- Generous forecourt car parking area
- Prominently located near Stockport town centre
- Stockport occupiers include The Light Cinema, Tesco Extra, Asda, Primark, M & S Simply Food, Holiday Inn Express, Travelodge
- Rail station within 15 minutes' walk
- M60 motorway within 5 minutes' drive

## Location

The property is prominently located on Higher Hillgate, just south of Stockport town centre. Stockport has benefited from substantial recent investment, with improvements to the road network and major developments, such as Stockport Exchange and Redrock. Town centre occupiers now include The Light Cinema, Primark, Tesco Extra, Zizzi, The Gym, Holiday Inn Express, M & S Simply Food, amongst many others. Stockport's mainline rail station is within 15 minutes' walk of the premises. The M60 motorway and Stockport town centre are within 5 minutes' drive and Manchester Airport is within approximately 15/20 minutes' drive. (SatNav: SK1 3PX).

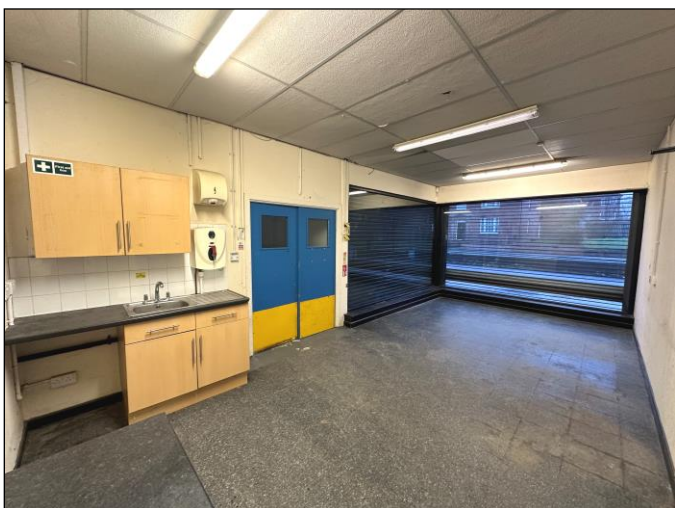
## Description

Detached single storey showroom/workshop/warehouse property with part brickwork and part clad elevations with a flat roof. The showroom area has a suspended ceiling with integral lighting.



## Ground Floor

156.4 sq.m (1,683 sq.ft) gross internal area overall, including showroom area (presently partitioned into two areas), store area, toilet with WC and wash basin and workshop/warehouse area with headroom of 4.13m (13' 7") and a roller shutter door providing an opening of 2.29m (7' 6").



**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

## Car Parking/Site Area

The overall site area comprises 565 sq.m (6,077 sq.ft) and is concrete surfaced, providing forecourt parking.



## Security

There is a security alarm installation and motorised security shutters over the display windows and doors.

## Services

Available services include electricity, water and drainage.

## Energy Performance

EPC Asset Rating (to be confirmed).

## Rateable Assessment

Rateable Value: £11,750

Business Rates Payable 2023/24: £5,863.25

**NB: You may qualify for 100% Business Rates Relief - please ask for details.**

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

## Lease Terms

An effectively full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

## Rent

£25,000 per annum, exclusive.

(The Landlord may require a Rent Deposit).

## Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

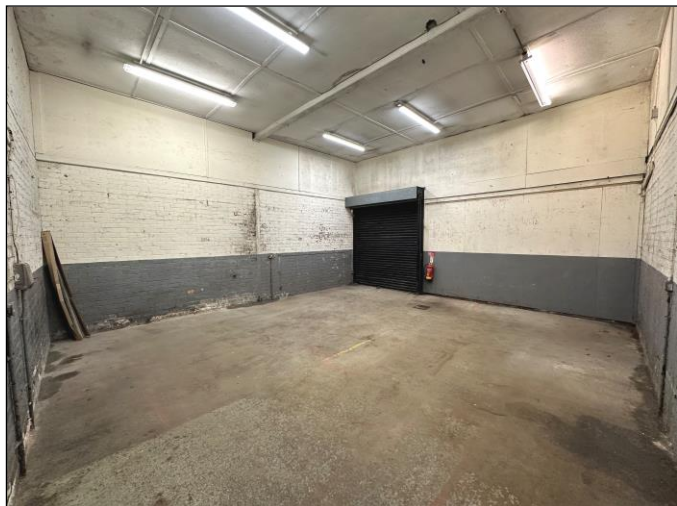
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

### Possession

Available immediately following completion of legal formalities and subject to agreement on specific dates between the parties.

### Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.



### Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ●

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