

to let

High Street Retail Unit

525.7m² (5,659ft²)



33-35 High Street
Cheadle
Cheshire
SK8 1AX

- Affluent South Manchester Suburb
- Very Prominent Retail Pitch
- Nearby Occupiers Include Card Factory, RBS, Costa, Superdrug.

MORGANWILLIAMS.com

01925 414909

Location

The property is located in Cheadle, which is a very popular and affluent South Manchester suburb.

The property is situated to the South side of the High Street (A560) which is the main retail pitch in Cheadle Village.

Nearby occupiers include, Sainsburys, Card Factory, RBS, Oxfam, Costa, Boots Pharmacy and a number of local traders.

Description

A two storey, mid-terrace, retail unit of traditional brick construction, under a pitched slate roof.

The ground floor has an extensive frontage and includes a suspended ceiling and air conditioning. To the rear there is a partitioned loading area, office and toilet facilities.

The first floor comprises ancillary storage and canteen.

Accommodation

Net Internal Areas:

Ground Floor Sales (includes small store and office)	246.5 m ²	2,653 ft ²
ITZA	110.2 m ²	1,186 ft ²
First Floor	161..7 m ²	1,741 ft ²

Rates

Rateable Value: £44,500
Payable 2018/19: £21,939

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a negotiable term.

Rental

£45,000 per annum.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

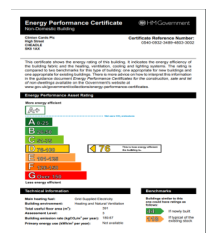
Malcolm Morgan MMorgan@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Score Band D—76



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.