

TO LET

Single Storey Retail Unit

135 sq. m. (1,451 sq. ft.)

1 Woodley Precinct, Woodley, Stockport, SK6 1RJ

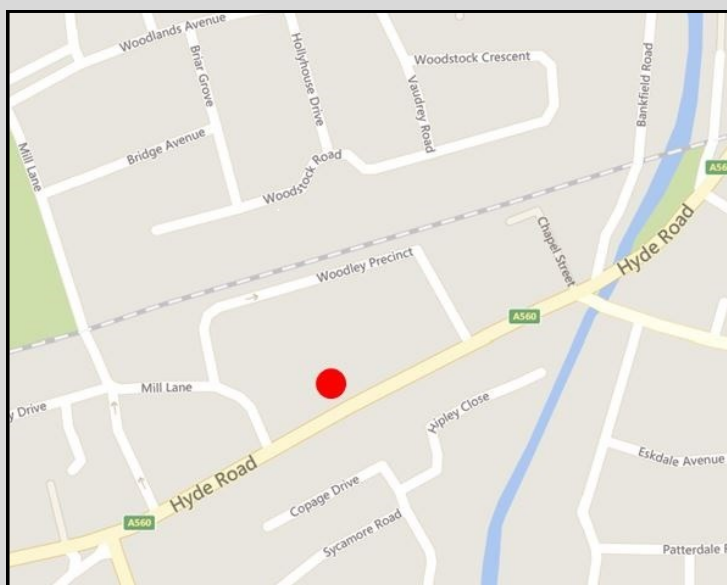


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www.roger-hannah.co.uk

Century Building, 14 St Mary's Parsonage

Manchester M3 2DF



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a net internal basis to provide the following floor areas:

GROUND FLOOR 134.83 sq m (1,451 sq ft)

LEASE

Available on a full repairing and insuring lease for a term of years to be negotiated at the following rent:

£16,000 per annum

LOCATION

The unit fronts onto Hyde Road (A560) in the centre of Woodley approximately three miles to the east of Stockport.

DESCRIPTION

The property comprises a single storey retail unit previously used as a bank which forms part of a parade of shops within the Woodley shopping centre precinct. Internally the unit comprises a large retail area with offices and toilets to one side. There is a kitchen, bathroom and vault room to the rear of the property. In terms of fit out the accommodation provides a suspended ceiling with recessed category II lighting, double glazing, electric heating and is carpeted throughout.

BUSINESS RATES

The property is entered into the 2010 Rating List as follows:

Bank & Premises
Rateable Value: £8,100
UBR 2016/2017: 49.7p
Rates Payable: £4,025.70

EPC

A copy of the EPC is available on request

VAT

All figures quoted are exclusive of but may be subject to VAT at the prevailing rate

VIEWING

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

Roger Hannah & Company

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