

TO LET

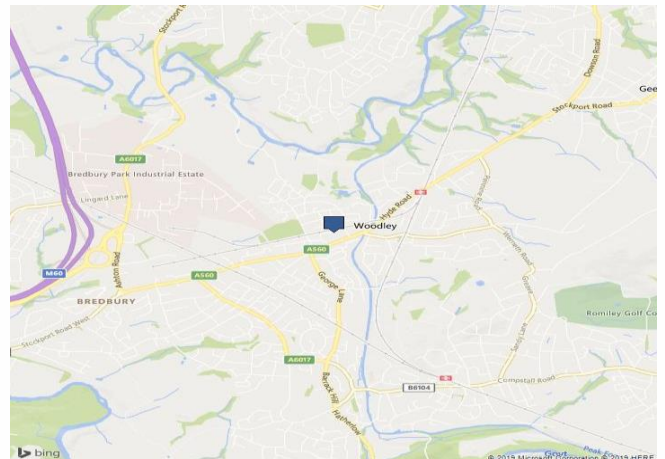


Unit 1 Woodley Precinct, Hyde Road, Stockport, Cheshire, SK6 1RJ

Newly Refurbished retail unit on
main road location
1,578 Sq Ft (146.6 Sq M)

- Re-Modelled Unit
- New Shop Front with 60' Frontage
- Prominent Roadside Position
- Free Parking on Site





Location

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

The location is approximately 1 mile east of junction 25 of the M60 orbital motorway and is situated on a main bus route which runs along Hyde Road towards Stockport Town Centre.

Description

This Former Lloyds Bank branch forms part of the ever popular Woodley neighbourhood shopping centre.

The unit will be re-modelled into a modern retail/leisure unit featuring a new shop front designed to maximise its frontages to both Hyde Road and Woodley Precinct.

Specification

The specification will include new powder coated aluminium window frames and double entrance doors. Internally the unit will be stripped out to provide an institutional shell specification ready to receive an operator's fit-out. The existing WC facilities will be fully refurbished.

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed at an asking rent of £22,500 per annum, exclusive.

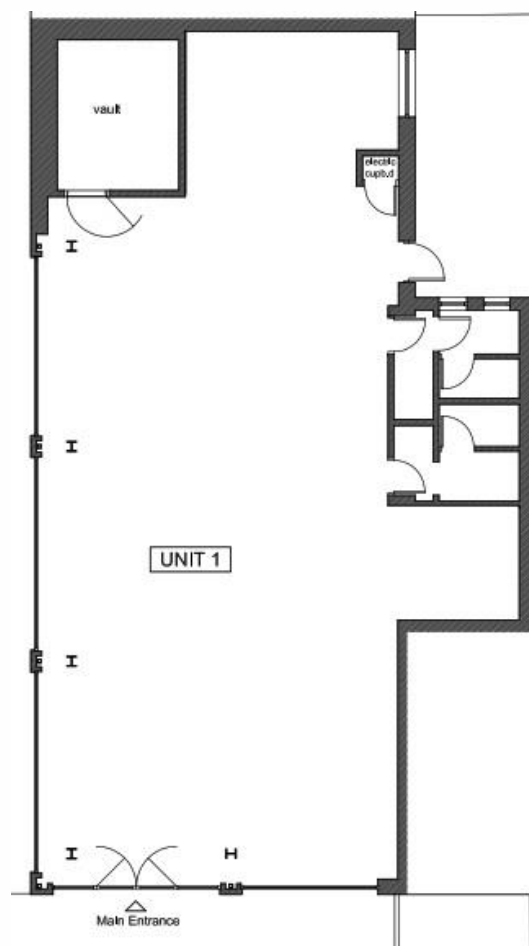
VAT

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

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 146.6 sq m (1,578 sq ft)





Traffic Movements

The AADF (Annual Average Daily Flow) from the Department of Transport indicates the unit benefits from approximately **14,000** traffic movements a day.

Demographics

The local population count is **13,563** (2016 Census) with the wide Stockport count being **286,000**.

Business Rates

The property is entered into the 2017 Rating List as follows:

Bank & Premises
Rateable Value: £8,100

EPC

A copy of the EPC is available on request

Viewing & Further Information

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

Roger Hannah

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Date of Preparation

14 January 2020