

TO LET

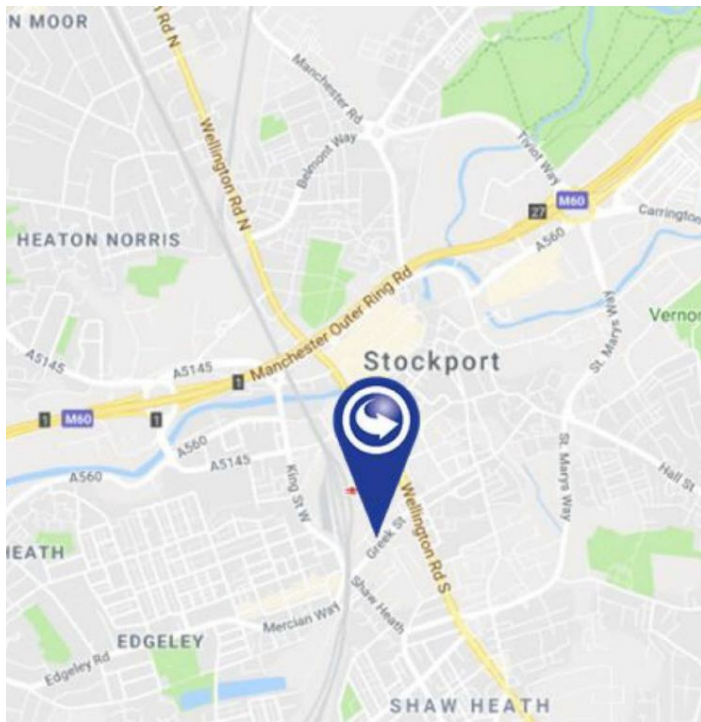


25 GREEK STREET, STOCKPORT, SK3 8AB

## Ground Floor Retail/Office Unit 938 sq ft (87.13 sq m)

- Located on Busy Arterial Route
- Benefits from Approx. 4 Demised Car Parking Spaces to the Rear
- Internally Furnished to a Good Standard





### Location

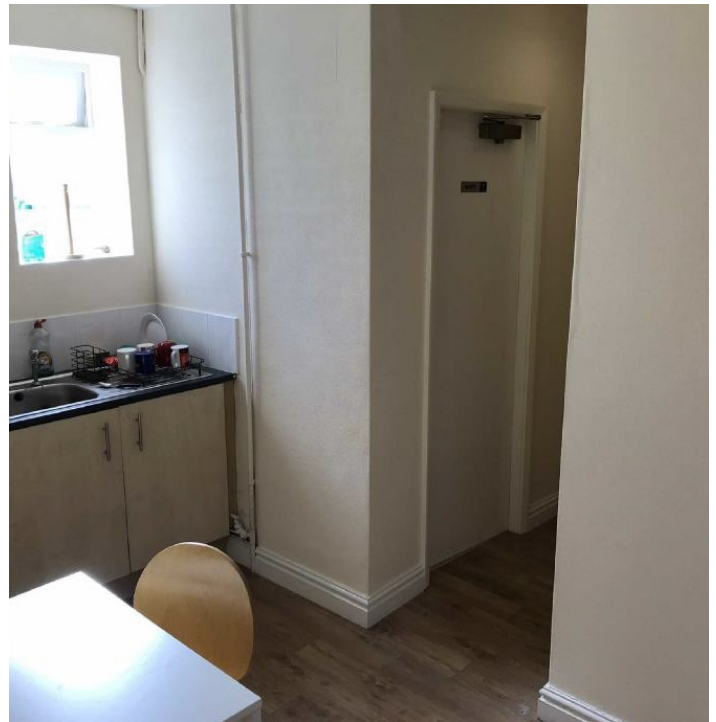
The property fronts onto Greek Street which is on the southerly fringe of Stockport City Centre. Greek Street connects onto Wellington Road South (A6), a main arterial route connecting Stockport to Manchester City Centre approximately six miles north. Junction 1 of the M60 motorway is approximately one mile north of the subject property. Stockport Railway Station is located a short walking distance from the property. Neighbouring occupiers include Belshaw Quality Solicitors and F&C Accountants.

### Description

The property comprises a ground floor retail/office unit set within a two storey end terrace property of traditional brick construction under a pitched roof with a single storey extension to the rear under a mineral felt roof. Internally the property comprises a main office/sales area with ancillary office accommodation to the rear including a kitchen and WC facilities. Specifications include fluorescent strip lighting, painted walls, central heating, perimeter trunking, carpet flooring, alarm and fire safety system. There is a fully glazed frontage behind a secure electric roller shutter and there are approx. 4 demised car parking spaces to the rear.

### Accommodation

As measured in accordance with RICS Property Measurement the Net Internal Area is as follows:  
Main Sales/Office 64.4 sq m/693 sq ft  
Ancillary Sales/Office 14.7 sq m/158 sq ft



Kitchen & Storage 8 sq m/86 sq ft  
Total 87.13 sq m/968 sq ft

### Rental Price

The property is available on effective fully repairing and insuring terms for a term of years to be agreed at a rental of £9,500 p.a.

### VAT

VAT is not applicable on this property.

### EPC

C (70). A copy of the EPC is available on request.

### Business Rates

RV: £6,600  
Business Rates Multiplier: 48.3p  
Rates Payable: £3,187.80\*  
\*Qualifies for Small Business Rates Exemption

### Viewing & Further Information

Please contact Roger Hannah & Co the Sole Agents:  
Agent: Robert Gann  
Tel: 0161 817 3393  
Email: robertgann@roger-hannah.co.uk

### Estate Agents Act 1979

We disclose that our client is a Director at Roger Hannah & Co.

### Date of Preparation

17/10/2018