



TO LET

PROMINENT RETAIL UNIT

1,387 Sq Ft (128.85 Sq M)

◆ Busy shopping area ◆ Potential for many uses (STP) ◆ Parking available



4a, Park Lane
Poynton, SK12 1RE

LOCATION

The property is located on Park Lane close to the junction of London Road (A523) in the centre of Poynton. Poynton is an affluent town with a population of 16,000, located 6 miles south of Stockport and 7 miles north of Macclesfield. Park Lane is the main commercial and social centre of Poynton. Other immediate occupiers include Waitrose, Costa, Boots, Greggs & Pizza Express.

DESCRIPTION

The available unit forms part of a block property and comprises an open plan retail unit with loading to the rear. In addition there is a small first floor comprising w/c's, a staff kitchen and office/storage accommodation. The property benefits from a large shared car park located to the rear and side of the property with 90 minutes free parking.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following approximate Net Internal Areas:

Ground floor - 1,387 sq ft
First floor - 475 sq ft

RATES

The unit will require reassessing for rating purposes upon occupation.



TERMS

The unit is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £24,000 per annum exclusive of service charge, insurance, utility costs, business rates and any other outgoings.

EPC

The unit has an Energy Performance Asset rating of C. Further information is available.

VAT

The property is not VAT elected.

For viewing arrangements or to obtain further information please contact:

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