

**73 High Street  
Cheadle  
Cheshire, SK8 1AA**

**To Let**  
**£17,500 per annum, exclusive**



**75.5 sq.m (813 sq.ft)**

**Prominently located ground floor retail premises  
with return frontage and rear access**

- Modern aluminum framed display windows
- Remote controlled internal security shutters
- Suspended ceiling with integral lighting
- Rear access
- Main road location in the centre of Cheadle
- Cheadle occupiers include Costa, Savers, Boots, Pizza Express, Tesco Express, as well as many other well-known names
- M60 motorway within a few minutes' drive
- A34 corridor within a few minutes' drive
- Manchester International Airport within 10/15 minutes' drive

## Location

The premises are prominently located in the busy retail centre of Cheadle where occupiers include Sainsburys Local, Quality Save, Costa, Savers, Car Phone Warehouse, Boots Optician/Pharmacy, Thomas Cook, Greenhalghs, Pizza Express, Tesco Express and many other retailers, banks/building societies and estate agents. Cheadle is a very popular residential area, adjoining Cheadle Hulme and Gatley and is also a popular office, industrial and retail location. Extensive retail and leisure facilities are available along the A34 corridor, including John Lewis and David Lloyd Leisure and Manchester International Airport is within 10/15 minutes' drive, via the M60 motorway, which is within a few minutes' drive. (SatNav: SK8 1AA)

## Description

Prominently located, self-contained, ground floor retail premises within a two storey retail and residential parade with part rendered brickwork elevations and a mainly pitched slated roof and part flat felted roof. The premises benefit from modern, aluminum framed display windows and a suspended ceiling with integral lighting to the main sales area.

## The Premises

75.5 sq.m (813 sq.ft) net internal area, including a sales area of 53 sq.m (570 sq.ft) with maximum internal dimensions of 11.38m (37' 4") 5.46m (17' 11"), office/store area 1 and kitchen/store area 2 with sink unit and fitted wall and base units and door to rear. In addition, there is a toilet cubicle with a WC, wash basin and electric water heater.

## Car Parking

There are a number of 'Pay and Display' car parking facilities within a short walk of the premises in the centre of Cheadle.

## Outside

There is a communal yard area for the storage of a refuse bin.

## Security

There are remote controlled internal security shutters fitted within the front display windows and door.

## Services

Available services include, electricity, water and drainage.

## Energy Performance

Energy Performance Asset Rating C-53. EPC available on request.

## Rateable Assessment

Rateable Value: £16,500

Business Rates Payable 2019/20: £8,101.50

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

**Note:** Buckley Commercial for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Buckley Commercial has any authority to make representations or give any warranties in relation to this property.

## Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

## Rent

£17,500 per annum, exclusive, plus VAT.

(The Landlord may require a rental deposit).

## Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## Note

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, buildings insurance, etc. (details to be confirmed).

## Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH

Email: [enquiries@buckleycommercial.co.uk](mailto:enquiries@buckleycommercial.co.uk)

[www.buckleycommercial.co.uk](http://www.buckleycommercial.co.uk)

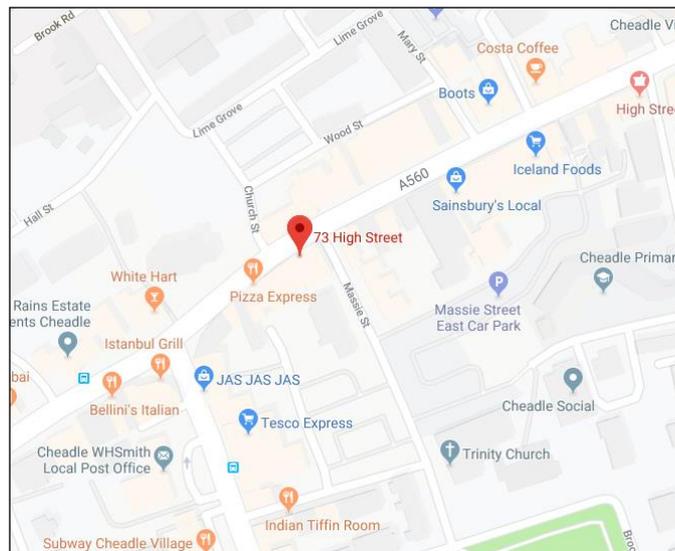
## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## Location Map



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