

# Gifford Dixon

Commercial Property

## TO LET



**414 Gorton Road, North Reddish, Stockport, SK5 6RS**

**Ground Floor Retail Unit**

**321 Sq Ft (29.84 Sq M)**

**£5,000 per annum**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

Situated on the busy Gorton Road along a parade of retail premises in North Reddish.

Stockport City Centre is located less than 4 miles to the South, and the immediate area boasts excellent transport links, being around 1.5 miles from the M60 orbital motorway. Additionally, Reddish North train station is only a 3 minute walk away.

## DESCRIPTION

The ground floor unit is accessed off Gorton Road and provides a retail space, two treatment rooms, kitchen, small store room and W/C to the rear. Other uses are possible, subject to obtaining the necessary planning permissions.

To the rear of the unit is a small enclosed yard.

## ACCOMMODATION

The main entrance door off Gorton Road leads to the following accommodation: -

Ground Floor	Sq. M.	Sq. Ft.
Shop	14.41	155
Treatment Room 1	5.31	57
Treatment Room 2	6.97	75
Kitchen	2.58	28
Storage	0.57	6

Plus W/C facility and enclosed yard to the rear.

## RENT

**£5,000** per annum.

## BUSINESS RATES

We understand from the VOA website that the current (2017) Rateable Value is £2,750.

Small business rates may be available on this premises, depending on the incoming tenants' individual circumstances.

Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable and any relief available to them based on their individual circumstances.

## LEGAL COSTS

The incoming tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

## VAT

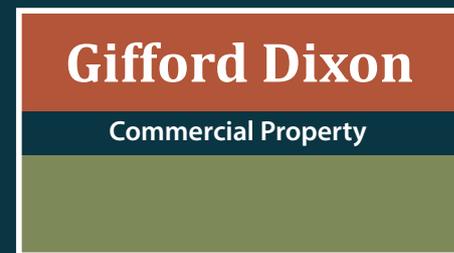
We understand that VAT is not applicable to the rent on this property.

## TERMS

The premises are available on a new effective FRI (full repairing and insuring) lease for a minimum of 3 years with all other terms to be agreed.

## VIEWINGS

Strictly by appointment with :



## Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

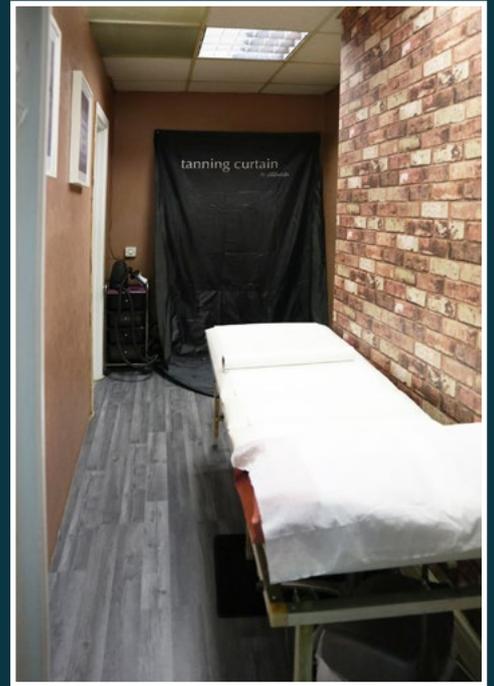
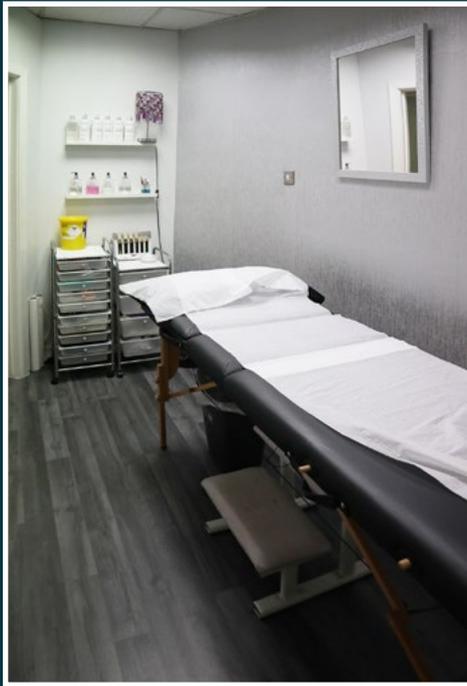


Subject to contract

15th June 2020

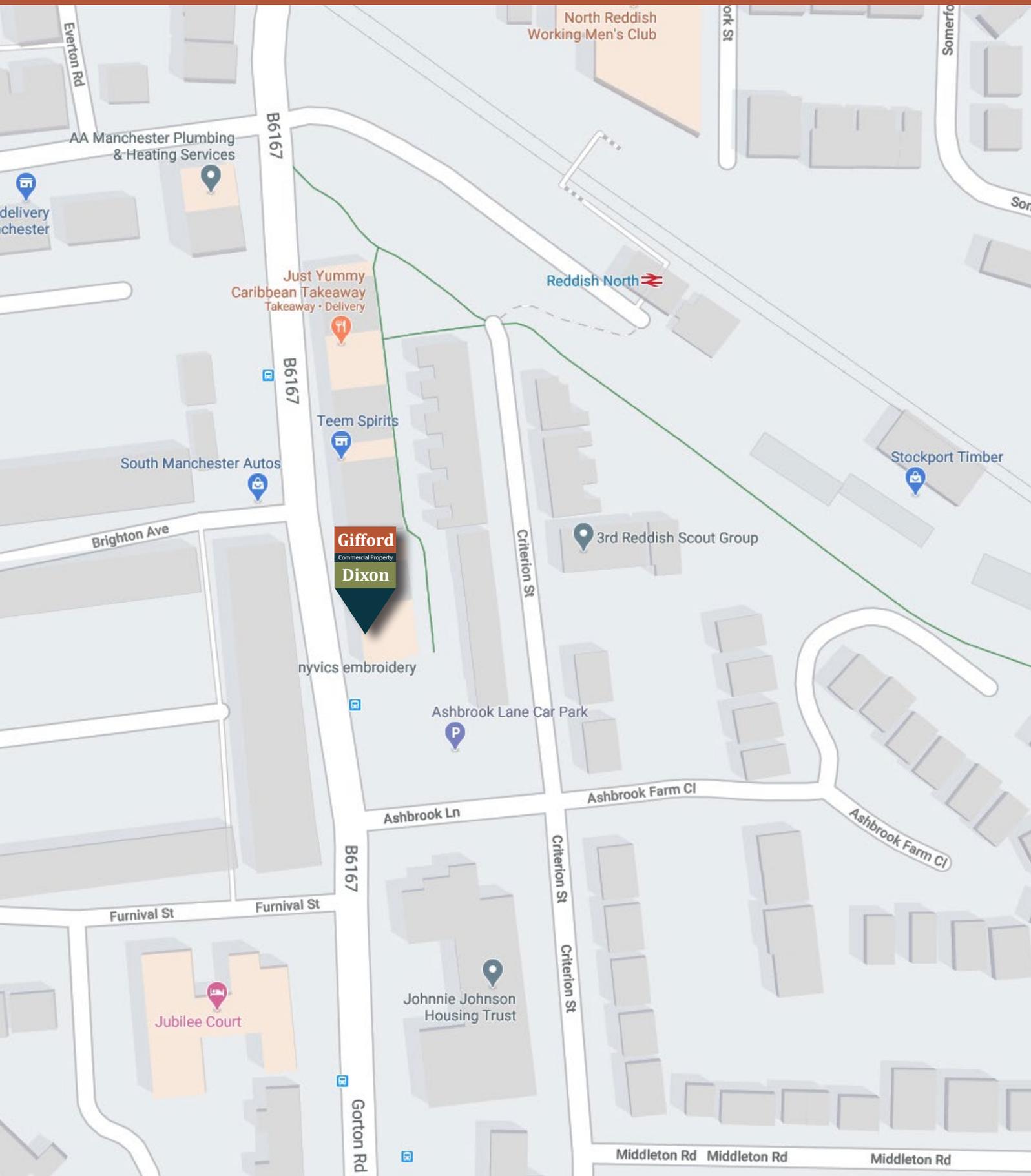
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