

# Gifford Dixon

Commercial Property

## TO LET



**35 Wellington Road South, Stockport, SK1 3RP**

**Takeaway with flat over  
167.9 Sq. M. (1,807 Sq. Ft.)**

**£15,000 per annum**

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

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## LOCATION

Hot food takeaway premises occupying a prominent position along Wellington Road South on the edge of Stockport Town Centre and close to the junction of Wellington Street and Station Road.

The property is located across from both McDonalds fast food restaurant and Stockport Garrick Theatre, and is along a parade featuring Stockport Central Library.

## DESCRIPTION

The property is a three storey plus basement mid terrace takeaway premises of brick construction beneath a pitched slate roof. The whole property is available and briefly consists of a ground floor and basement takeaway unit, with internally accessed two-bedroom flat over.

The basement and ground floor takeaway element offers a 'turn key' opportunity for an incoming tenant to take over the existing fixtures and fittings, subject to agreement of a premium payment with the outgoing tenants. The accommodation provided on first and second floors require refurbishment and consists of lounge, 2 bedrooms, kitchen and bathroom.

## ACCOMMODATION

As measured on a net internal basis (NIA) for the commercial and a gross internal area basis (GIA) for the residential elements in accordance with the RICS Property Measurement 1st Edition: -

Takeaway	Sq. M.	Sq. Ft.
Basement	43.9	473
Ground	44.6	480
Flat		
First	39.7	427
Second	39.7	427
<b>TOTAL</b>	<b>167.9</b>	<b>1807</b>

Plus W/C facility to the rear of ground floor takeaway.

## SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

## RENT

**£15,000** per annum.

## BUSINESS RATES/ COUNCIL TAX

### Ground floor commercial unit

Rateable Value (2017 List) - £7,600

100% Small Business Rates Relief may be available depending on the ingoing tenants' individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

### First & Second Floor flat

Council Tax – Band A

## EPC

**C (69)**

## TERMS

The premises are available on a new FRI (fully repairing and insuring) lease for a minimum of 10, subject to 5 yearly rent reviews and all other terms to be agreed.

## LEGAL COSTS

The ingoing 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 unit.

## CONTACT

**Gifford Dixon**

Commercial Property

### Steven Gifford-Dixon

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

Subject to contract  
5th July 2023

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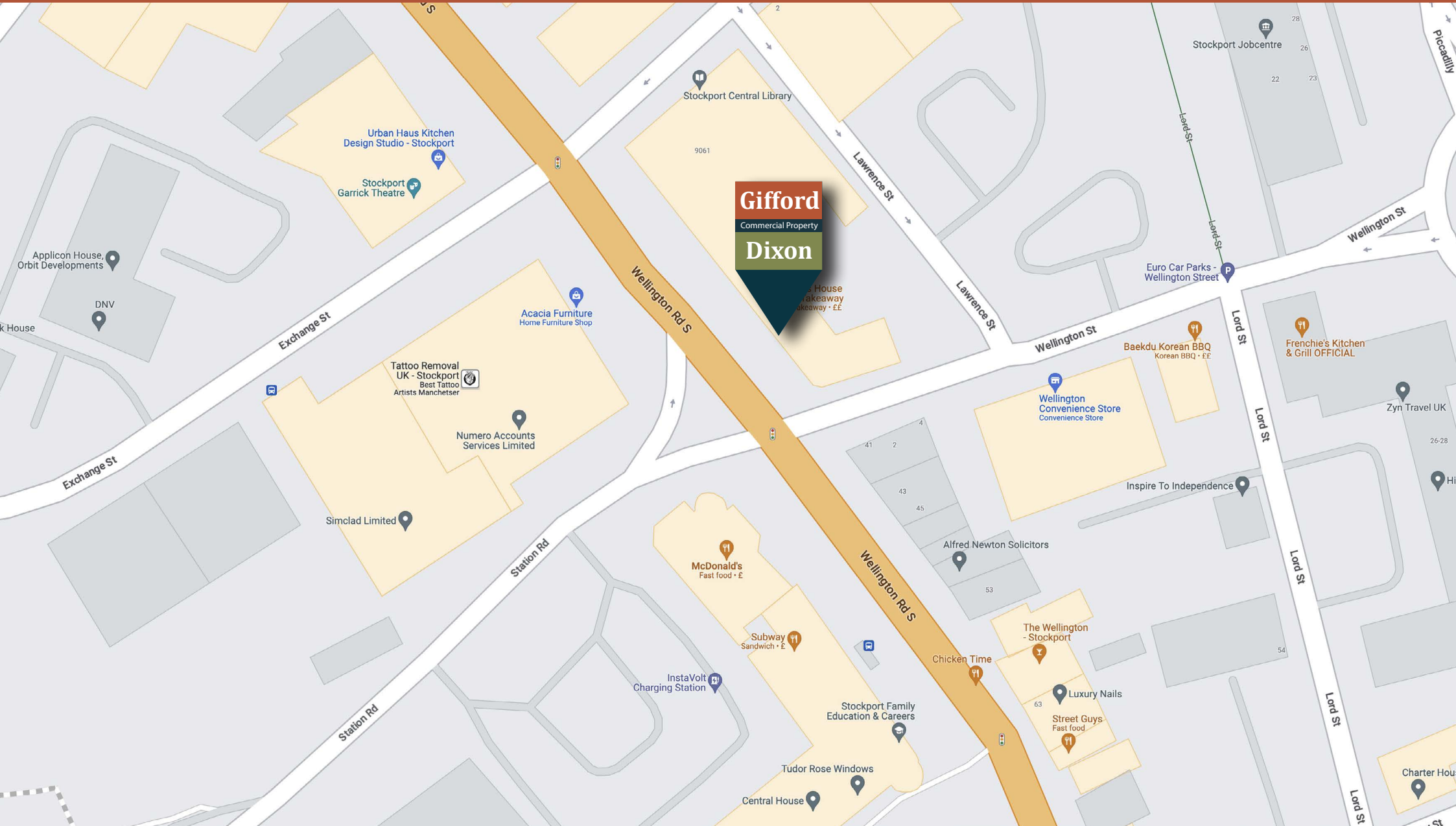


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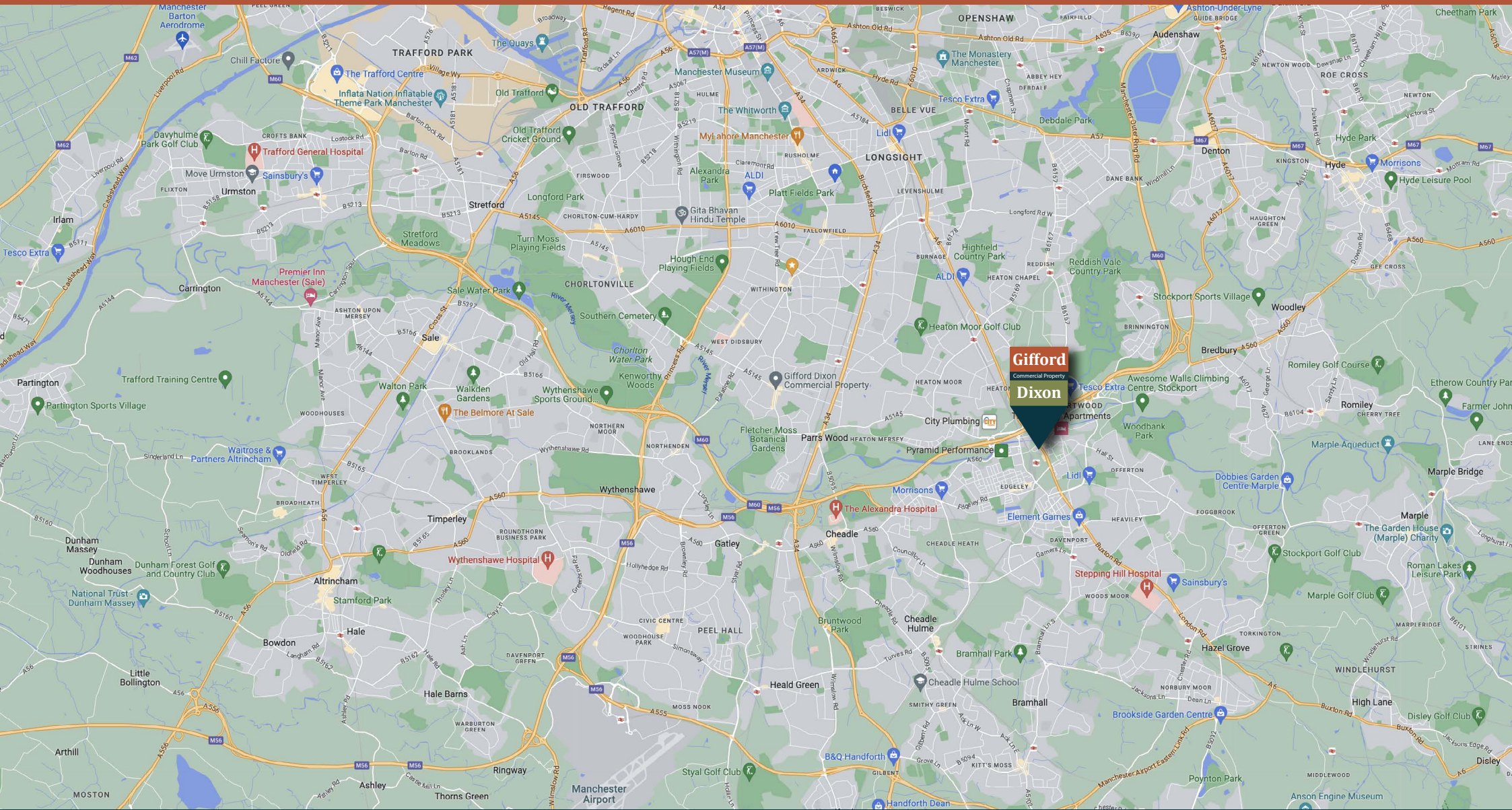
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