

1,679 sq.ft
(155.9 sq.m)



UNIT 2 STOCKPORT ROAD

Denton
Greater Manchester
M34 6NB

Occupiers Include

SUBWAY

Vets for Pets

UNIT 2 STOCKPORT ROAD

DETAILS

DESCRIPTION

The property is located in a roadside retail development comprising 4 units with dedicated parking fronting Stockport Road in the centre of Denton, approximately 6 miles south east of Manchester city centre. Occupiers in the development include Subway and Vets For Pets with the likes of Morrisons, Althams Travel, Boyle Sports and Papa Johns all in the immediate vicinity.

UNIT SIZE

The unit is planned on ground floor only, having an area of approximately 1,679 sq.ft (156 sq.m)

RENT

£42,000 per annum exclusive of VAT, service charge, business rates and insurance.

BUSINESS RATES

Rateable Value: £18,250.

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge £3,805

Insurance TBC

ENERGY PERFORMANCE

EPC rating C:32. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

All figures quoted are exclusive of VAT. The property is elected for VAT which will be charged on all sums due under the proposed lease.



4

Retail Units On-Site

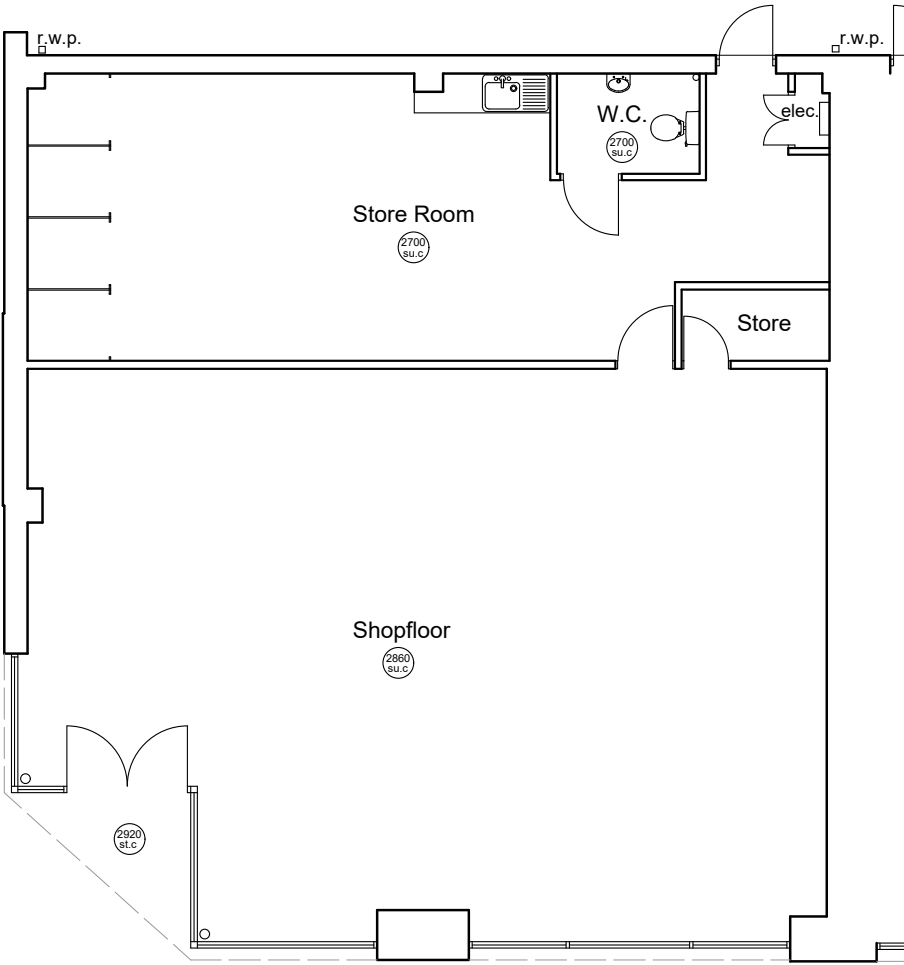


5,037 sq.ft

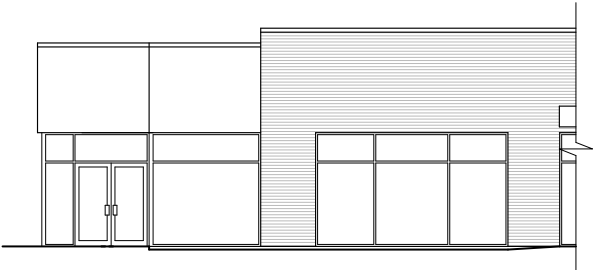
Total Area



What Three Words
police.latter.needed



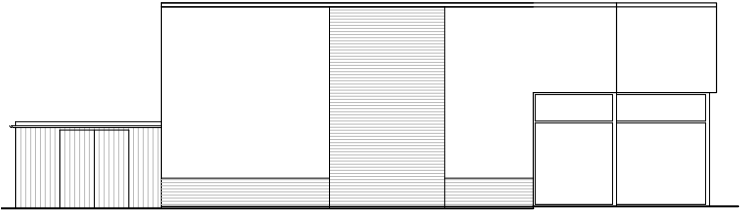
Ground Floor Plan - 1679sq ft.



Front Elevation.



Rear Elevation.



Side Elevation.

UNIT 2 STOCKPORT ROAD

SITE PLAN

M

LCP.
part of MⁱCore



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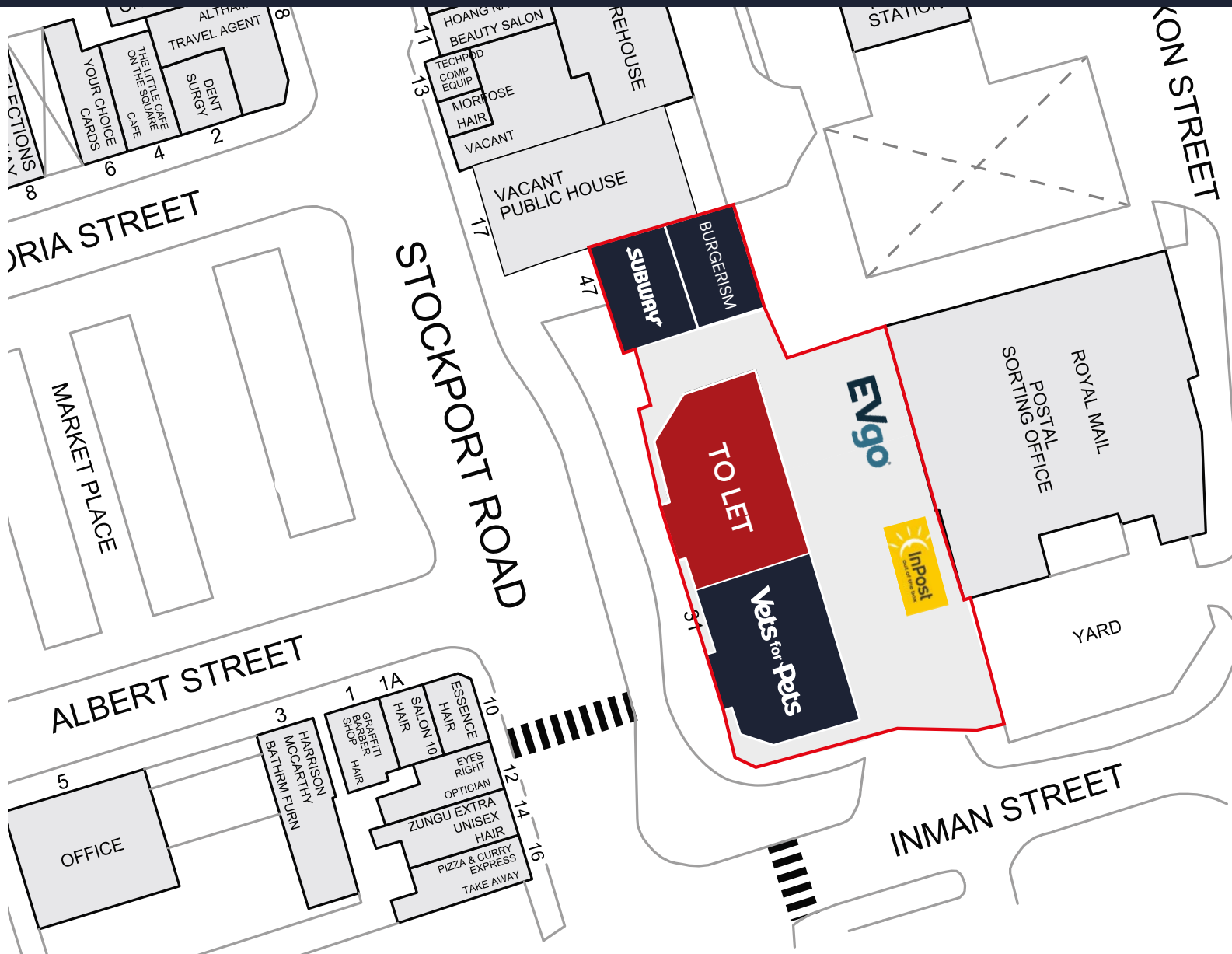
Viewing
Strictly via prior appointment
with the appointed agents



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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