

TO LET – 8,553 SQ FT
FOOD STORE
SUITABLE FOR OTHER USES STPP

£150,000
PER ANNUM



Photograph July 2024

Lamb & Swift
Commercial Property

- Available Q1/Q2 2025
- Prominent former M&S food store
- Adjacent to Aldi food store
- Available by way of a new lease and Freehold possibly available

Commercial Road, Hazel Grove
Stockport, SK7 4BE



Stockport

To Stockport & Manchester City Centre

Sainsbury's

WYNSORS

ALDI

To Hazel Grove

The site is currently occupied by M&S and benefits from excellent access onto Commercial Road via one entrance / egress point.

According to the 2021 census, the Hazel Grove North ward has a population of 14,022 persons.

The subject site is currently an extremely prominent position off Commercial Road, which connects to the A6, one of the main arterial routes to and from Stockport (2.7 Miles) and Manchester City Centre (9.1 miles).

Commercial Road

Commercial Road, Hazel Grove
Stockport, SK7 4BE

DESCRIPTION

The unit includes the following specification:

- Detached premises with excellent yard with dock level loading
- Main sales area of approximately 5,107 SQ FT (474.44 SQ M)
- Ceiling mounted air conditioning units
- LED lighting and suspended ceilings
- Large walk-in freezer and cooler
- Approximately 50 surfaced car parking spaces

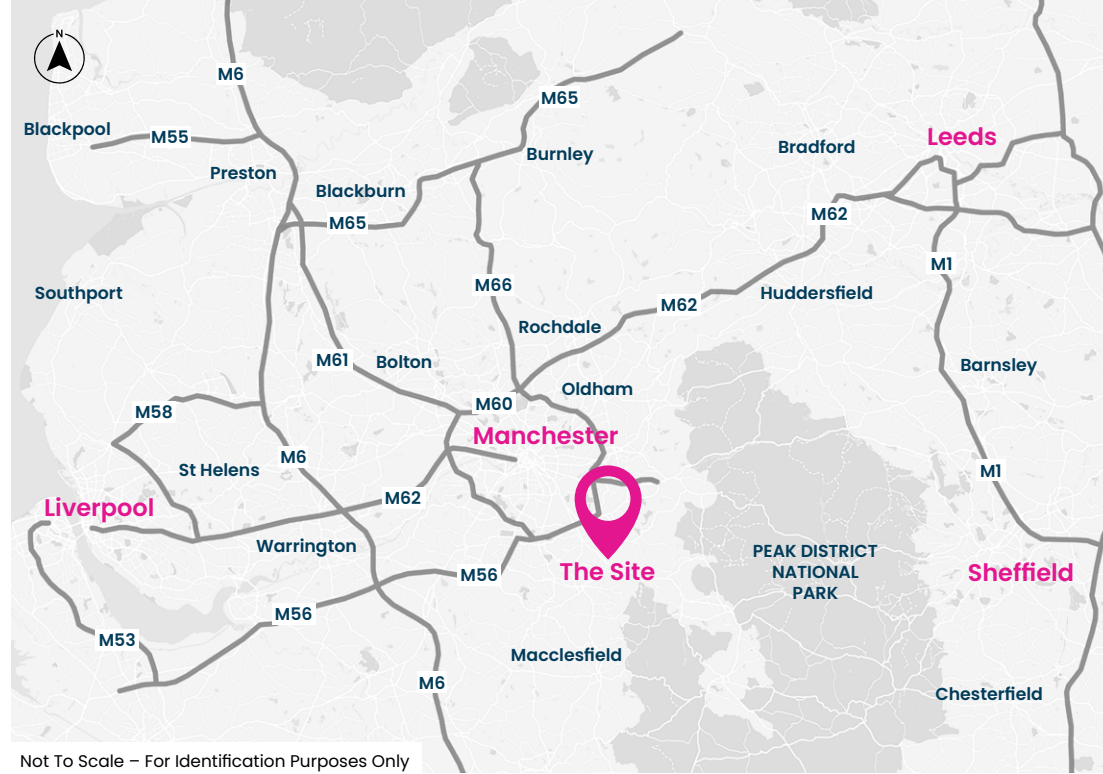
The property comprises a ground floor, purpose-built food store, constructed in the 1990s, of steel frame with brick elevations, under a pitched tiled roof. The site extends to 0.38 hectares (0.92 acres) and benefits from approximately 50 car parking spaces (29 to the front and 21 to the rear). The mains services connected to the property include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

ACCOMMODATION

Accommodation	Use	SQ M	SQ FT
Ground Floor	Sales	474.44	5,107
Ground Floor	Stock	230.85	2,485
Ground Floor	Ancillary	89.28	961
External	Enclosed loading		500
Total (Excluding loading area)		794.57 SQ M	8,553 SQ FT



Commercial Road, Hazel Grove
Stockport, SK7 4BE



LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum period of 10 years and subject to a rent review at the end of year 5.

To Let

£150,000 per annum. Freehold possibly available.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

RATEABLE VALUE

£149,000 (2023 Rating List)
The Standard Uniform Business Rate for 2024/2025 Financial Year is 0.546 pence in the £, or £0.499 pence in the £ for qualifying small businesses.

EPC

A valid EPC Certificate is available

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Nick Swift MRICS

E: nswift@lambandswift.com

Joshua Morgan Bsc(Hons)

E: JMorgan@lambandswift.com

Lamb & Swift

Commercial Property

01204 522 275

lambandswift.com

Lamb & Swift Commercial
179 Chorley new road
Bolton
BL7 4QZ