

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

TOWN CENTRE RETAIL/LEISURE UNIT
3,445 SQ FT (320 SQ M)



32 HIGH STREET
CHEADLE
STOCKPORT
SK8 1AL

£45,000
Per Annum

- Well positioned two storey retail property
- Prominent high street position on the corner of High Street/Mary Street
- Would suit other retail uses STPP
- Storage, kitchen and WC facilities
- Spacious and flexible layout
- Rear loading via Mary Street
- £45,000 per annum exclusive



LOCATION

The subject property occupies a highly visible corner position at the junction of High Street and Mary Street, right in the centre of Cheadle.

The property is close to excellent transport connectivity, located just minutes from the A34 and M60, providing easy access to Stockport, Manchester Airport, and the wider Greater Manchester region.

The property is surrounded by a mix of independent retailers, national brands, cafés, and professional services, benefiting from strong daily footfall. Its central location places it within easy walking distance of local amenities and public parking facilities.

DESCRIPTION

The subject property is a two storey end terrace of traditional brick construction under a flat roof.

Internally, the ground floor comprises a generous open-plan retail or showroom area with excellent natural light and high street frontage, while the first floor offers a mix of office and storage rooms, along with kitchen and WC facilities.

The property also benefits from a basement for storage, and rear yard with loading access.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	176.52	1,900
First Floor	143.54	1,545
TOTAL	320.05	3,445

LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a term of years to be agreed.

The rental is £45,000 per annum exclusive.

VAT

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

RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £66,000.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC



LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Contact: Kieran Sutton

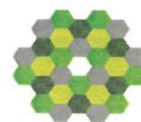
Email: ksutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ

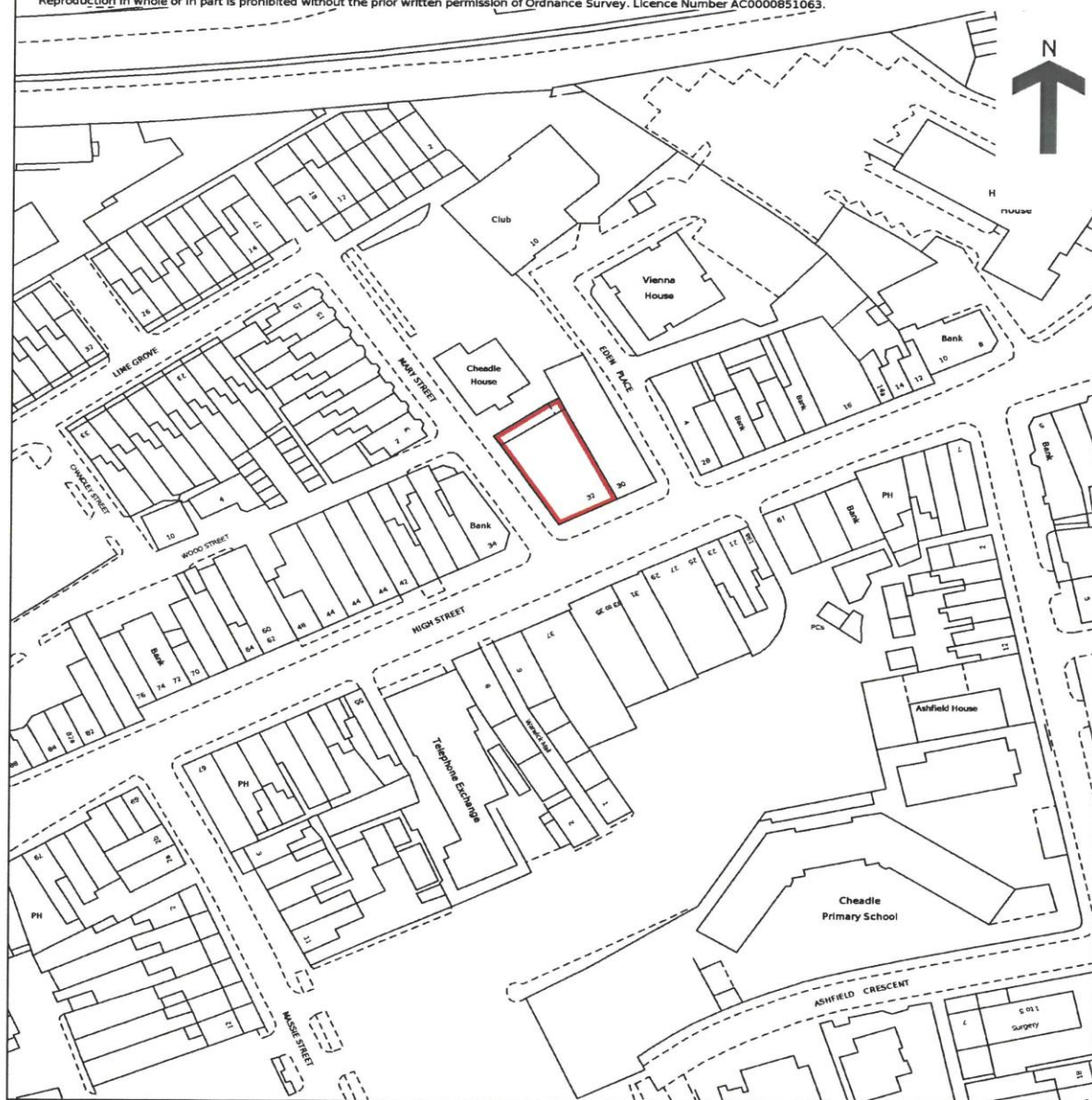


HM Land Registry Current title plan

Title number **MAN15425**
Ordnance Survey map reference **SJ8588NE**
Scale **1:1250**
Administrative area **Greater Manchester : Stockport**



© Crown Copyright. Produced by HM Land Registry.
Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 27 May 2025 at 12:25:16. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Fylde Office.

