



212 Finney Lane  
Cheadle SK8 3QA  
£18,000 Per Annum







# 212 Finney Lane

## Cheadle SK8 3QP

### Per Annum £18,000 Per Annum

TO LET by way of a New Lease, a lock up retail shop unit (A1 use). Rental: OFFERS OVER £18,000 per annum.

Situated in the heart of Heald Green Village, this shop unit is now available. Shop Units in Heald Green are very hard to come by, only coming to the market on the odd occasion. The unit is within a row of nine shops, each one offering a different trade. Until recently the premises traded as a hardware store and fancy good for some 30 years. Consequently, there is an opening for such a business to continue in the village.

Heald Green lies some eight miles south of Manchester City Centre, within three miles of both the M56/M60 Motorways and Manchester Airport. Within the village is a train station and the Metro on Simonsway. Other centres such as Gatley, Cheadle, Handforth, Cheadle Hulme are all relatively close by.

An Opportunity not to be missed.

- A1 Use
- Lock up Shop Unit
- Busy Parade
- Great Business Opportunity
- 1102sq.ft.
- Lease Term by Negotiation
- Rent: Offers over £18,000 per annum

SHOP  
Frontage 14'10" to 15'5" to 18'6"  
Depth 26'8"

Rear Area One  
8'9" x 7'4"

Rear Area Two  
16'3" x 8'5"

Rear Room Three  
16'9" x 8'5"

WC  
5'9" x 2'6"  
Low Level WC

Kitchen  
5'7" x 4'2"  
Sink Unit

Store Room  
16'7" x 6'9"  
Double Doors to the Rear for Loading

Total Floor Area 1065.00 sq.ft.  
Ancillaries 37.00 sq.ft

TOTAL 1102.00 sq.ft.

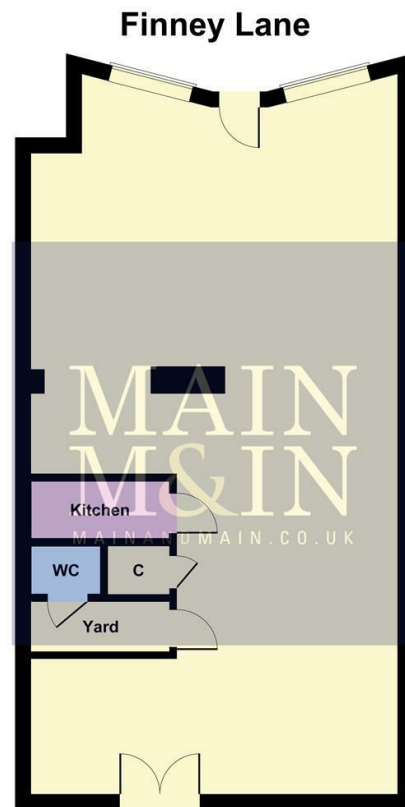
Business Rates  
Current rateable value is £14,500

Lease  
Lease Term by Negotiation  
Rent Review every 3 years, F.R.I. term  
Both parties to pay their own legal expenses

NB  
The Landlord will require at least a 3 month deposit to be held in Main and Main Client's Account.

In addition, a personal guarantor will be required (NOT NEGOTIABLE)

Tenure:  
Council Tax:



Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 491 6666



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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**Heald Green (Head Office)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498