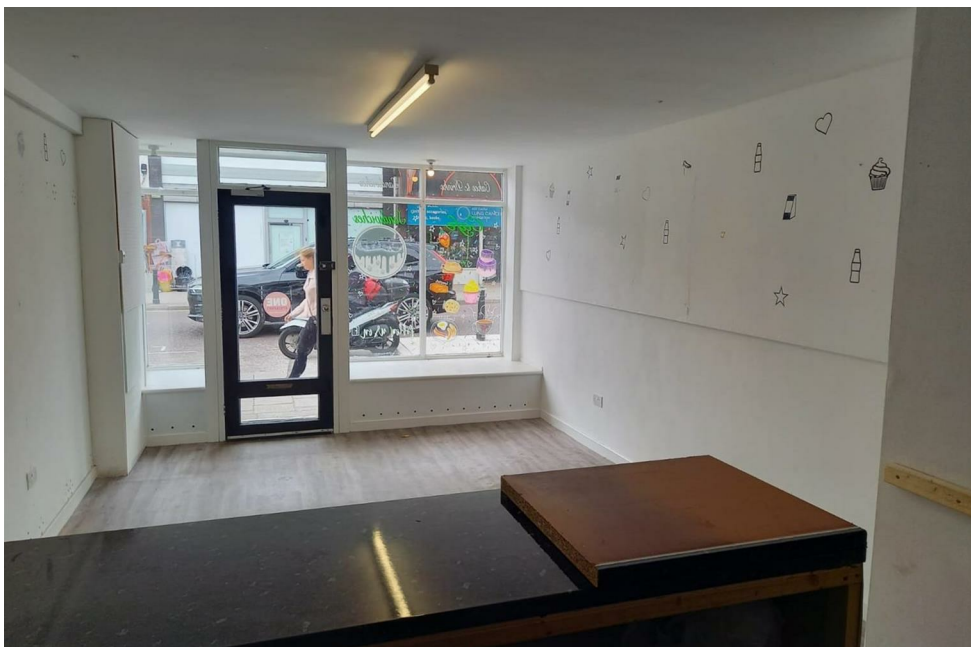




57B High Street
Cheadle SK8 1BJ
£14,000 Per Annum

**MAIN
M&IN**
SALES · LETTINGS · AUCTIONS



57B High Street

Cheadle SK8 1B Per Annum £14,000 Per Annum

Shop unit in the centre of Cheadle available with a new lease by negotiation.

Occupying an EXCELLENT CENTRAL POSITION on Cheadle High Street, this well-presented SHOP unit will appeal to a wide range of businesses. CURRENT CLASS USE A1 Currently vacant, the property has a retail floorspace measuring approx 311 sq ft, opening to a rear area/storage section of 44 sq ft. A rear hallway leads to a kitchen area (51 sq ft) and a WC (22 sq ft). NEW LEASE AND TERMS BY NEGOTIATION. Full lease details can be found at the end of our brochure.

Cheadle village is a thriving centre some eight miles south of Manchester. It is regarded as an affluent area as the majority of residents are home owners within the surrounding area. Cheadle village also attracts shoppers from out of area being close to the M60 junctions, one on Kingsway the other on Stockport Road.

- Shop Unit
- New Lease Available
- Approx 473 sq ft total
- High Street Location
- EER - D
- A1 use

Shop Floor
11'08 decreasing to 10'3 x 28'10
good size space currently separated into dining area for customers and a till section

Kitchen
7'6 x 6'10

Store Room
8'08 x 5'6
currently outfitted with Fridges & Freezers

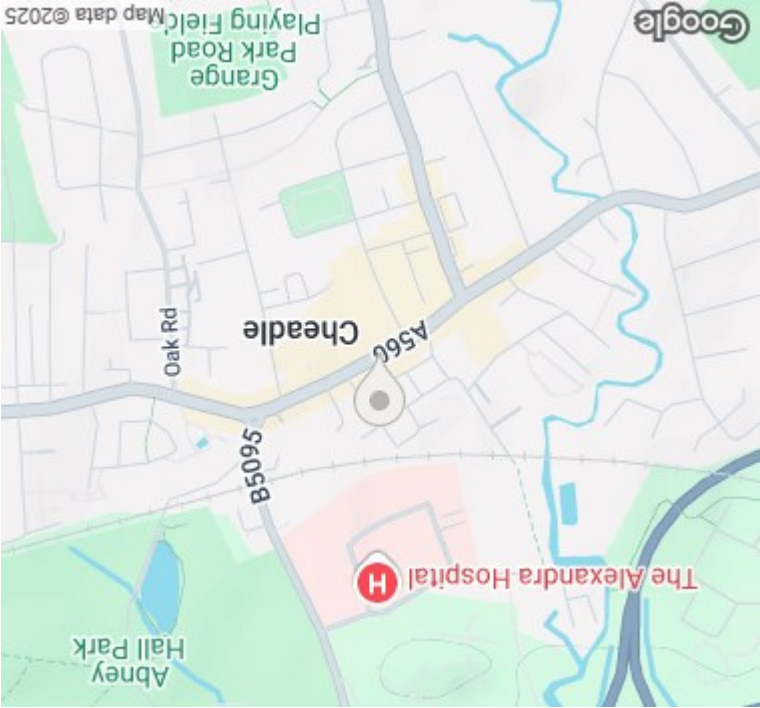
W/C
5'11" x 3'10"

Lease Details
Term to be agreed. Rent Reviews every Three Years
Each party to pay their own legal costs

Tenure:
Council Tax: SMBC



To view this property call Main & Main on 0161 437 1338

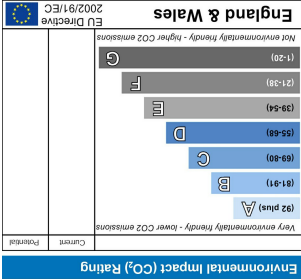
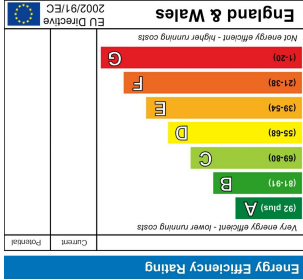


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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



mainandmain.co.uk

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

Lettings (1st Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings• 0161 491 6666

