

TO LET

Ground Floor Shop Unit

8 Yew Tree Drive, Stockport SK6 2HJ



607 sq ft

Area - Ground Floor



£15,000 p/a

Rent



£7,400

Rates - RV

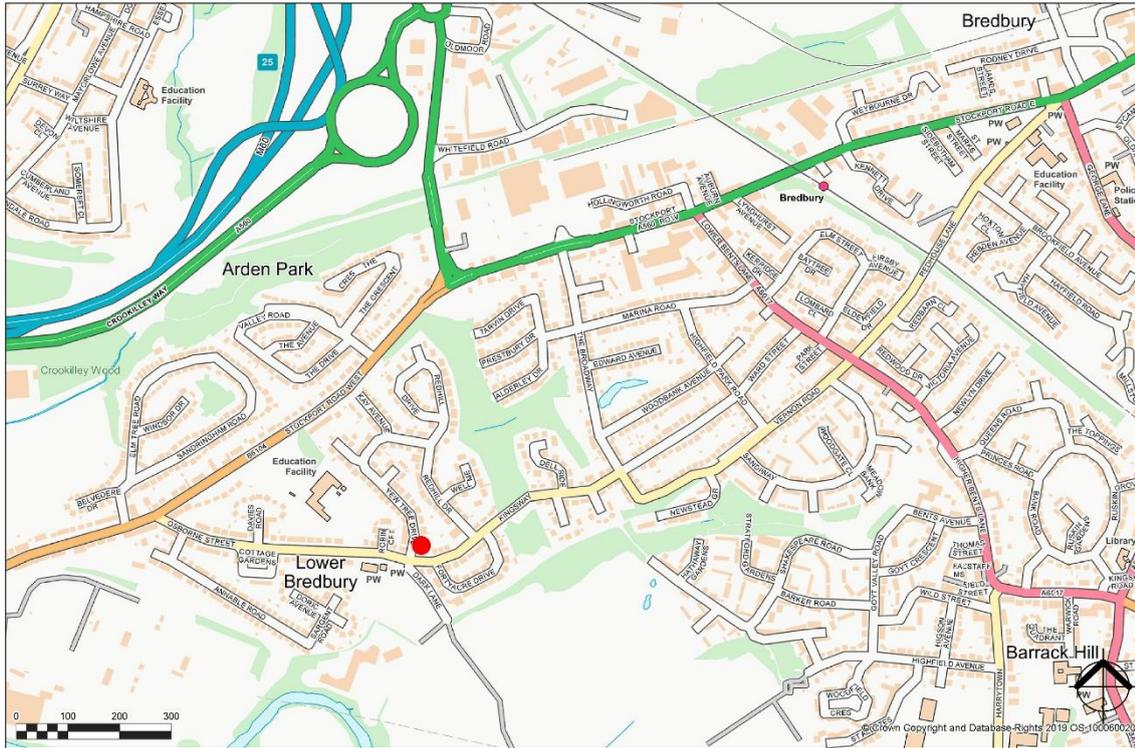


C70

EPC

- Located just off Stockport Road West and 1.9 miles from Stockport
- Busy neighbourhood parade with car parking
- Nearby retailers include Go Local, Convenience Corner, Istanbul Barbers and No 10 Style Studio
- Well densely populated residential area
- Suitable for a variety of uses

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Area

Ground Floor Sales 607 sq ft (56.4 sq m)

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£15,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £7,400

EPC

C70

Legal costs

Each party to be responsible for their own legal costs.

For further information please contact:



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E: mopagency@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.

We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. Feb 2024



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Partners list is available upon request.