



**barkerproudlove**  
retail property consultants

**Leeds Office:** 0113 388 4848

**Manchester Office:** 0161 631 2852

## HIGH STREET PROPERTY / CLASS E

21 Bramhall Lane South, Stockport, SK7 1AQ



**TO  
LET**

**WHOLE BUILDING: £67,500 per annum exclusive**

Left hand retail unit: £37,500 per annum exclusive

Right hand retail unit: £29,000 per annum exclusive

First floor office: £12,000 per annum exclusive

**Units from 1.045 Sq.ft up to 3.405 Sq.ft**

**Viewing strictly through the sole agent.**

Barker Proudlove

James Moss

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### **Location:**

Bramhall is a suburban area in Stockport, situated about 13km South of Central Manchester and 7km East of Manchester Airport.

The property occupies a prominent corner location adjacent to a pedestrian entrance into the 'Village Square' shopping centre. The building represents an extremely rare opportunity to acquire such a prominent location within this sought after village.

Customer car parking is available at Bramhall Precinct and Meadway Car Park East behind Tesco Esso Express.

Externally is 820 Sq.ft to the shop front for external seating

### **Rent:**

**Whole building:** £67,500 per annum exclusive.

**Left hand retail unit:** £37,500 per annum exclusive.

**Right hand retail unit:** £29,000 per annum exclusive.

**First floor office:** £12,000 per annum exclusive.

### **Tenure:**

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

### **Accommodation:**

The premises comprise the following approx. net internal floor areas:

<b><u>Demise:</u></b>	<b><u>Sq Ft</u></b>	<b><u>Sq M</u></b>
Whole Building:	3,405	316
Left-hand unit:	1,290	120
Right-hand unit:	1,070	99
First Floor office:	1,045	97

### **Business Rates:**

The premises currently has a Rateable Value of £44,500. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

### **Service Charge:**

The Landlord may levy a service charge payable in full by the prospective Tenant.

### **EPC:**

Energy Performance Asset Rating is TBC.

### **Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### **VAT:**

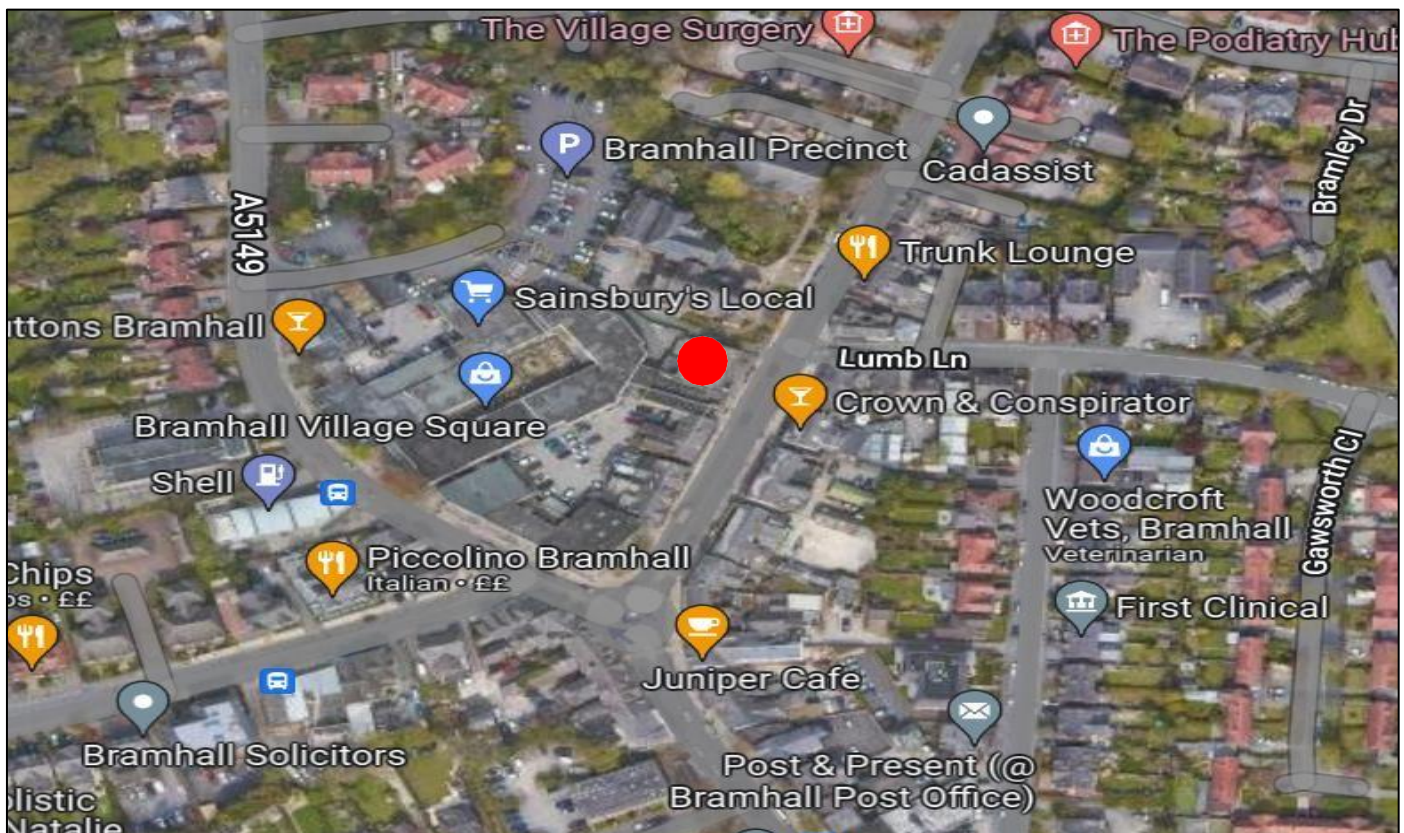
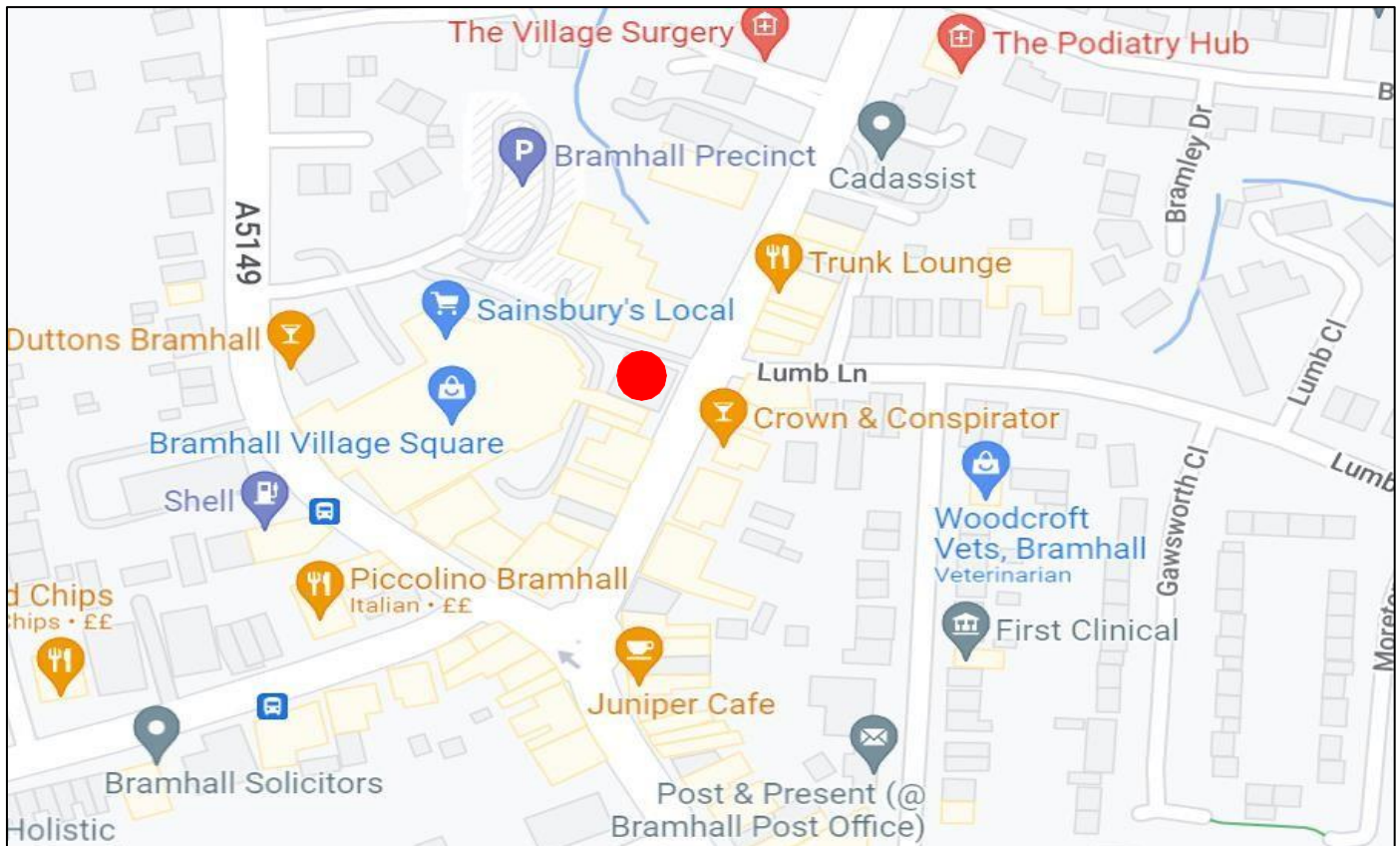
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

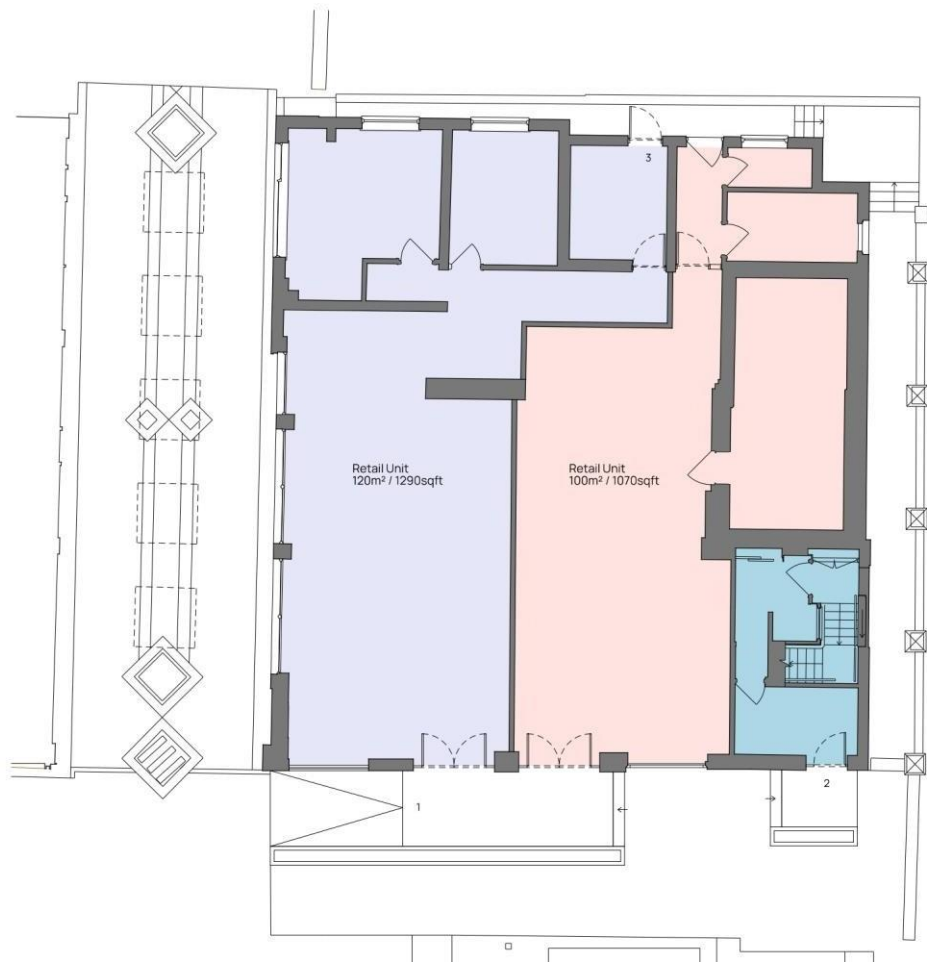
### **Date prepared:**

May 2023

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction*







- 1 New ramped access
- 2 New access to office unit
- 3 New fire escape

Rev	Date	Description
1	22-22	22-22
2	22-22	22-22
3	22-22	22-22

**BANK, BRAMHALL**  
GF PLAN AS PROPOSED - DUAL UNIT  
Project No: 22-22 Drawing No: L(-2)011 Status: CONCEPT  
Scale: 1:100@A3 Date: NOV 2022

ARCD  
ARCHITECTS & DESIGNERS





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