

RETAIL UNIT TO LET

72 CHURCH ROAD, GATLEY, CHEADLE, SK8 4NQ



- ◆ **4,827 sq ft.**
- ◆ **Triple fronted unit.**
- ◆ **Carparking to front and side.**

**TO
LET**

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LOCATION

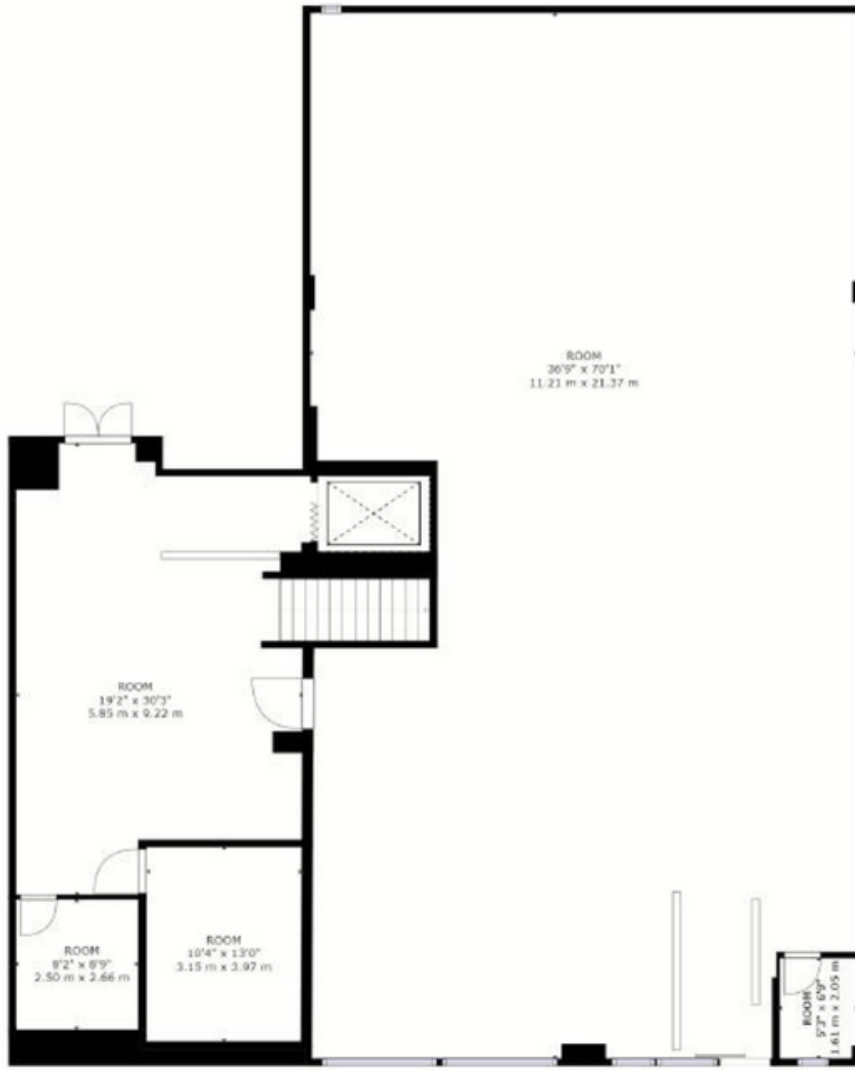
Gatley is a wealthy suburb approximately 6 miles south of Manchester City Centre, and close to the villages of Cheadle and Didsbury. Retailers in close vicinity include Tesco Express, Costa Coffee and Coop.

DESCRIPTION

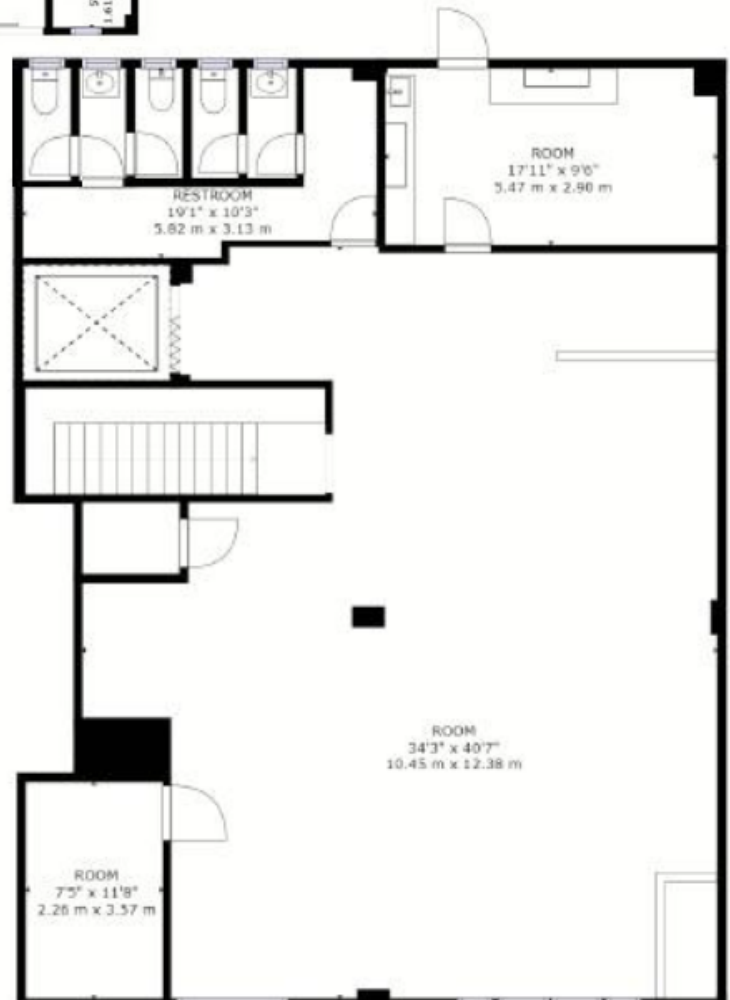
The premises comprise a triple fronted retail unit with ground floor sales and first floor sales/storage area. The premises form part of a larger retail terrace with residential flats above. There is on-street layby car parking immediately to the front and a free car park for over 20 vehicles located immediately to the side.

The property was previously occupied by a Coop convenience store but is suitable for other uses such as a restaurant.

GROUND FLOOR



FIRST FLOOR



FLOOR DIMENSIONS AND AREAS

Internal Width	56 ft 0 in
Shop Depth	69 ft 6 in
Ground Floor Area	3,184 sq ft
First Floor Area	1,643 sq ft
Total	4,827 sq ft

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RATEABLE VALUE

£43,750, (from the 1st April 2023 this has been reassessed at £48,000).

LEASE

The property is available on a new full repairing and insuring lease for a minimum term of 10 years and subject to rent review on the fifth anniversary.

RENT

£50,000 per annum exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the preparation and execution of the new lease.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B. Full certificate available upon request.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf
We recommend you obtain professional advice if you are not represented.

ANTI-MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

SUBJECT TO CONTRACT
FEBRUARY 2023



@MRRETAILEXPERT in

WWW.CHEETHAM-MORTIMER.COM