

GROUND FLOOR SHOP UNIT TO LET

42 HIGH STREET, CHEADLE, CHESHIRE SK8 1AE



Prime location in Cheadle High Street.



985 sq ft (NIA).



Available from July 2024.

**TO
LET**

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LOCATION

The property is prominently located on Cheadle High Street directory opposite Sainsbury's Local, Card Factory, Home Bargains and Starbucks.

Other retailers within the vicinity include Iceland, Savers, Greenhalgh's Bakery and Tesco Express.



DESCRIPTION

The retail unit is situated on ground floor only with the upper floor apartments separately let.



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FLOOR DIMENSIONS AND AREAS

Gross frontage:	14 ft 5 ins (4.4 m)
Internal width:	13 ft 4 ins (4.06 m)
Sales area:	779 sq ft (72.4 sq m)
Storage:	206 sq ft (19.2 sq m)

plus WC and office.



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RATEABLE VALUE

We understand the property has a rateable value of £21,250. We recommend you make your own enquiries to verify this.

LEASE

The property is available on a new full repairing and insuring lease for a term of 10 years, subject to rent review on the fifth anniversary at a commencing rent of **£25,000 per annum** exclusive. .

EPC

The premises have an EPC Rating of D. Full certificate available upon request.

LEGAL COSTS

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

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

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 sole agent:

Cheetham & Mortimer:

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

SUBJECT TO CONTRACT
FEBRUARY 2024



@MRRETAILEXPERT



WWW.CHEETHAM-MORTIMER.COM