

## RETAIL UNIT TO LET

72 CHURCH ROAD, GATLEY, CHEADLE, SK8 4NQ



TO  
LET

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

## 72 CHURCH ROAD, GATLEY, CHEADLE, SK8 4NQ



### 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.

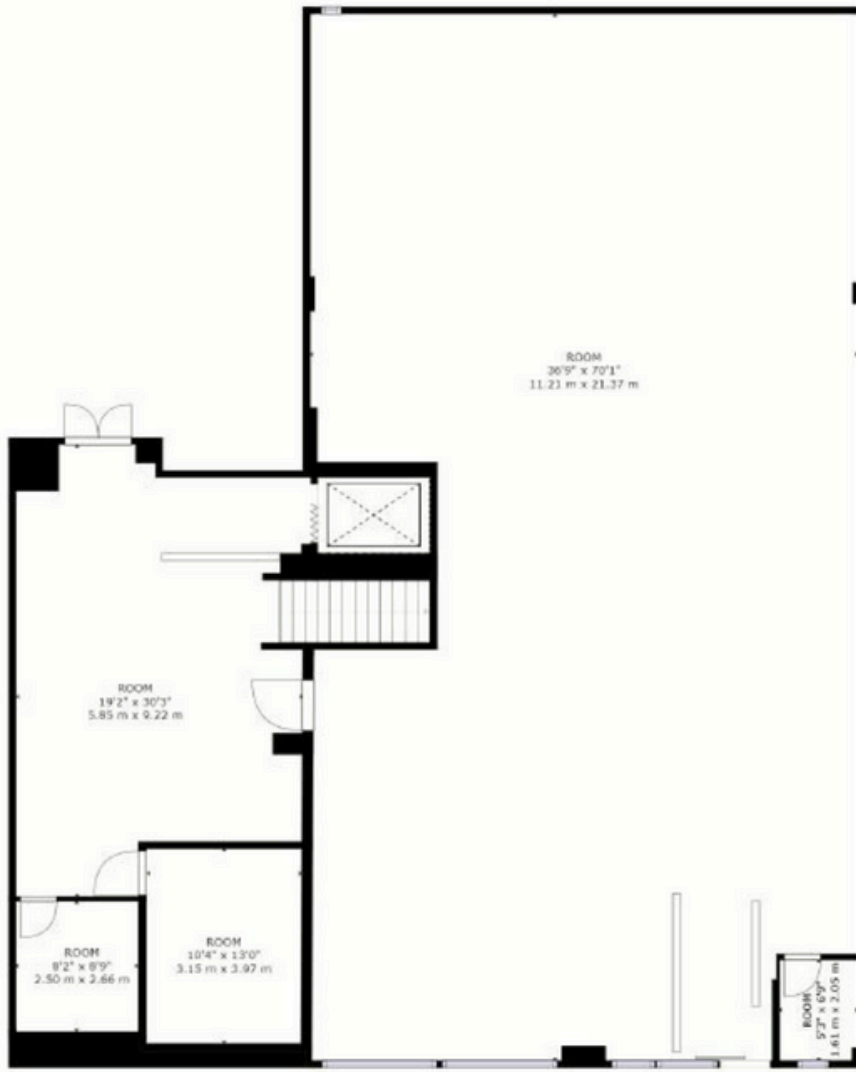
### DESCRIPTION

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.

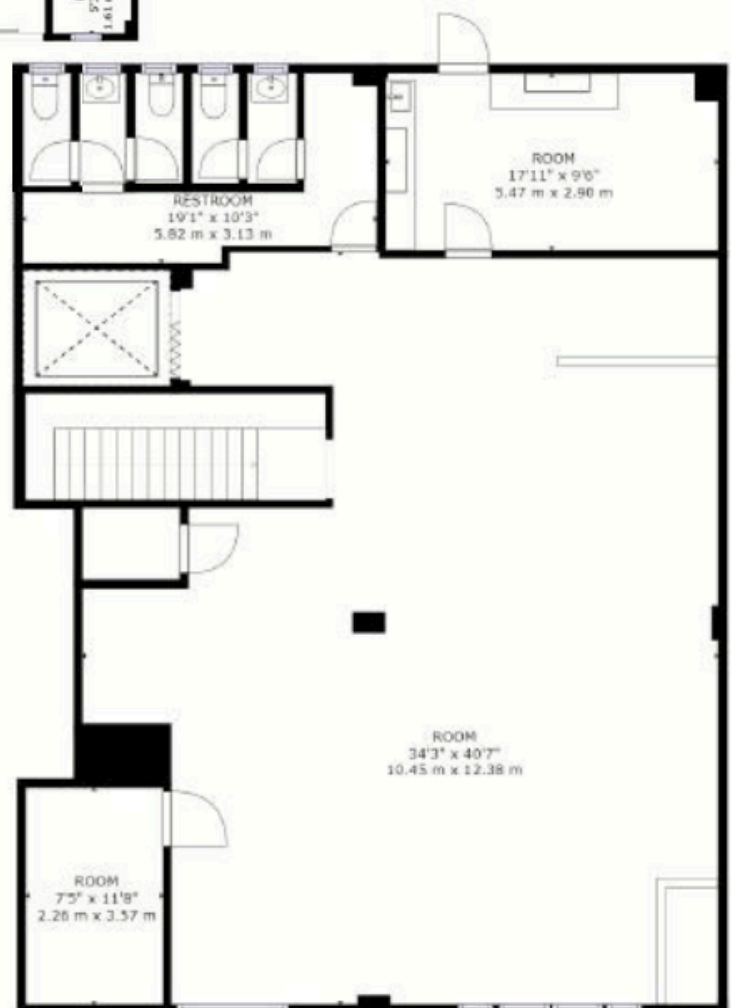
The property was previously occupied by a Coop convenience store but is suitable for other uses such as a restaurant.



## 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        |
| <b>Total</b>      | <b>4,827 sq ft</b> |

## 72 CHURCH ROAD, GATLEY, CHEADLE, SK8 4NQ

### RATEABLE VALUE

£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](http://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](mailto:sperrett@cheetham-mortimer.com)

**SUBJECT TO CONTRACT**  
**SEPTEMBER 2024**



**@MRRETAILEXPERT in**

**[WWW.CHEETHAM-MORTIMER.COM](http://WWW.CHEETHAM-MORTIMER.COM)**