

To Let

whole building B1 office use

Parking available

The Fairway, 137 Higher Hillgate,
Stockport, SK1 3HR

Comprising

Ground Floor, First Floor and Cellars

Approx.: 2900 sq ft. in total



This is a brick built former Public House in a prominent position at the crossroads of St Mary's Way & Higher Hillgate. Stockport

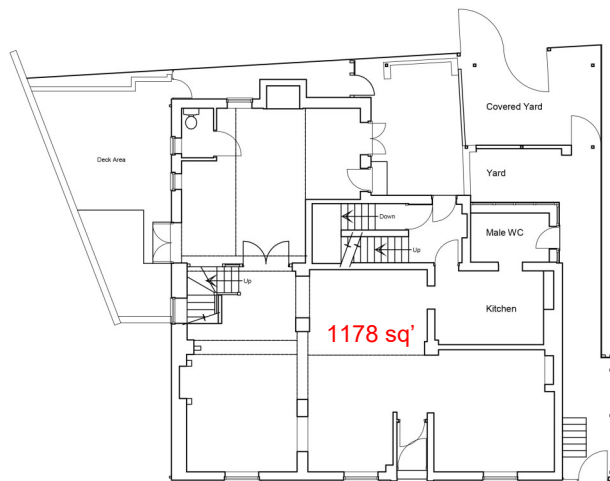
Call: 0161 480 2010 for more information and viewings

Services—Mains electricity, gas, water & drainage, alarm

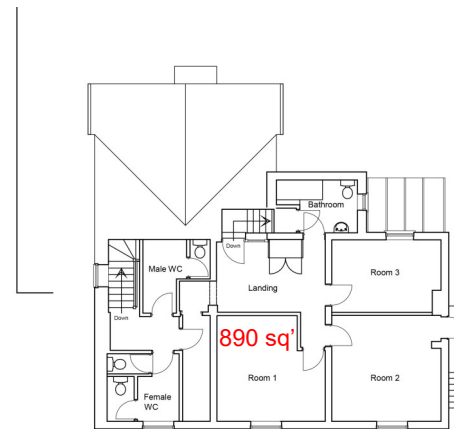
Rating Assessment—Current rateable Value 2017-18—£15,000.00

Possession—full vacant possession on completion of lease

Lease terms—New full repairing and insuring lease for a minimum term of 5 years with a provision for upward only rent reviews at 5 yearly intervals. Tenant to be responsible for Landlords legal costs in this respect.

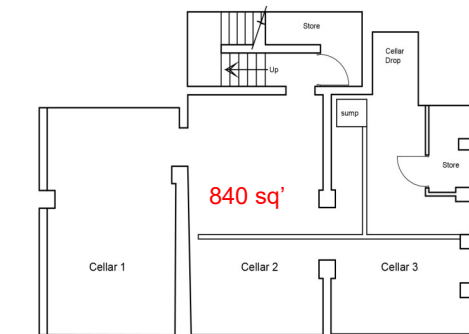


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NB: these measurements are approximate and internal



CELLAR PLAN

Planning Permissions—currently for B1 offices granted September 2018

Rental - £25,000.00 per annum exclusive of rate. Rent payable quarterly in advance.

VAT—all prices, rentals and costs are exclusive but maybe liable to VAT at the ongoing rate.

Subject to contract and lease