



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



£12,000 Per Annum

Central Buildings, High Street, Cheadle, Staffordshire, ST10 1AR

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An ideal opportunity to rent a large retail/office with glazing to to both the front and side aspects, extending to approximately 1,400 sqft with large showroom, office and washroom facilities.

Situated in an ideal town centre location with a good amount of passing trade.

Situation and Location

Situated on the High Street in Cheadle, the property is ideally located for high volumes of foot fall and passing trade. The property is in prime position for a variety of businesses (subject to necessary consents).

What3Words Location Code:
///highly.portable.rucksack

Accommodation Comprises:

Entrance Door leading to Shop Area

Shop Area 53'8" x 17'9" (excludes stairwell) (16.36m x 5.42m (excludes stairwell))

With glazing to the front and side, suspended ceiling and steps leading to the office.

Office 12'1" x 9'11" (3.70m x 3.037m)

With steps down to the lower showroom.

Showroom 26'6" x 15'0" (8.096m x 4.582m)

With double doors to the hallway.

Hallway

With external door allowing rear access.

Toilets

Toilets are upstairs but there is plumbing downstairs if further toilets are required.

Services

We understand mains services are connected, including a gas connection.

Terms

The property is available on flexible terms and is available for immediate occupation.

Viewings

By prior arrangement through Graham Watkins & Co.

Rateable Value

We believe that the rateable value is £10,250

EPC

The commercial EPC is a C rating and is valid until 2033

Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	