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HART
& COMPANY

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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HAZEL GROVE

TO BE LET

STOCKPORT

SET WITHIN A WELL PATRONISED LOCAL SHOPPING PARADE WITH PUBLIC CAR PARKING
ADJOINING, A LARGE RETAIL UNIT OF APPROXIMATELY
600 SQUARE FEET (55.7 SQUARE METRES)



1 FIVEWAYS PARADE, HAZEL GROVE, SK7 6DG

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Fiveways Parade lies on the southerly side of Hazel Grove adjacent to the boundary with Poynton and has a number of retail units with varying businesses including a Spar supermarket. The building occupies a corner position with prominent main road frontages to Macclesfield Road (A523) and Dean Lane (A5143). There is free off-road parking adjoining.

It has a sales frontage of approximately 13'6" (4.11m) and a depth of 37'5" (11.40m) totalling approximately 505 square feet (46.91 square metres). There is vehicular access to the rear for deliveries.

In detail the unit comprises:

SALES AREA 37'5" (11.40m) x 13'6" (4.11m)

REAR ENTRANCE AREA

OFFICE/STORE 12'8" (3.87m) x 7'6" (2.30m)

LAVATORY with W.C. – low level suite and pedestal washbasin with electric water heater.

RENT: £12,000 per annum

VACANT POSSESSION ON COMPLETION

For further particulars and appointments to view contact the AGENTS Michael Hart & Company

DIRECTIONS: From Fountain Place, Poynton travel towards Hazel Grove along London Road North and on entering Hazel Grove, London Road North becoming Macclesfield Road, the property will be found on the left hand side just through the traffic lights next to the Fiveways Public House.

Visit our website at www.michael-hart.co.uk

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).