

michael  
**HART**  
& COMPANY

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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POYNTON

TO BE LET

CHESHIRE

A SELF-CONTAINED FIRST FLOOR OFFICE SUITE/WORKSHOP OF  
APPROXIMATELY 430 SQ.FT. (39.95 SQ.M)



UNIT 3, 222 PARK LANE, POYNTON, SK12 1RQ

This first floor office suite is situated within easy reach of the main commercial area of Poynton in a very pleasant environment. It is self-contained and the access is directly from Park Lane. It is of a size ideally suited for the small business and the layout is a convenient one, there being two large offices, a smaller one and kitchen/W.C. facilities.

*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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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.

## GROUND FLOOR:

VESTIBULE

## FIRST FLOOR:

OFFICE NO. 1	14'0" (4.27m) x 13'5" (4.09m) Two off-peak electric heaters.
OFFICE NO. 2	13'5" (4.09m) x 13'3" (4.04m) Two off-peak electric heaters.
OFFICE NO. 3	8'7" (2.62m) x 7'7" (2.31m) Off-peak electric heater.
KITCHEN	with stainless steel sink, work surface, 'Corvette 2000' hot water heater. uPVC double glazed window. Inset store area.
W.C.	Extractor fan.

There are ample power points to the rooms and heating is provided by the off-peak radiators. Electricity and water supplies are metered to the premises.

RENT: £3,250 PER ANNUM EXCLUSIVE

The suite is to be let for a minimum period of 3 years or longer by arrangement (the rent is not liable to V.A.T.) with rent reviews after 3 years.

RATEABLE VALUE	£3,100	RATES PAYABLE 2010/2011 (verbally advised)	£1,718.10
WITH SMALL BUSINESS RATES RELIEF			£844.52

The Tenant will be responsible for the interior repairs and decoration and to pay a contribution to the insuring of the premises. The Tenant will also be responsible for the legal costs in preparation of the Tenancy Agreement, etc.

For further particulars and appointments to view contact the AGENTS Michael Hart & Co . Ltd.

**[Visit our web site at www.michael-hart.co.uk](http://www.michael-hart.co.uk)**

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## 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).