



**TO LET: First & Second Floor Office Suites located within town centre building above Bupa Dental Care and Coral Bookmakers**

*Centrally positioned within an established retail and commercial area close to Wetherspoons, Tesco superstore and the new Summers Quay mixed use retail and residential development.*

*Low cost office space - available on flexible lease terms.*

**45 Grosvenor Street  
Stalybridge  
SK15 2JN**



Chartered Valuation Surveyors ■ Industrial & Commercial Estate Agents ■ Property Consultants  
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**LOCATION:**

The property is situated in the centre of Stalybridge close to the new Tesco supermarket. Grosvenor Street forms part of the pedestrianised town centre.

The property is centrally located within an established retail and commercial area. Local professional occupiers include accountants, solicitors, dentists etc.

**DESCRIPTION/CONSTRUCTION:**

The property comprises a three storey building. The ground floor is let to a local dental practice and to Coral Leisure. The first and second floor accommodation provides a range of private and general office areas. The property provides low cost office space available on flexible leases.

**ACCOMMODATION:**

**First Floor:**

Suite 1 : 424 sq.ft. (39.4 sq.m.)

**Second Floor:**

Suite 4 : comprising 637 sq.ft. (59.2 sq.m.) Currently subdivided to provide three private office areas. Consideration will be given to offering to let separate rooms.

**SERVICES:**

Mains services available to the property include electricity, water and drainage.

**RATEABLE ASSESSMENT:**

Due to the size of the office accommodation, the majority of the office space is below the current threshold and currently no rates will be payable.

**LEASE TERMS:**

The office areas are available to be on standard internal repairing leases with the Landlord being responsible for the external repair and maintenance of the property. Lease period to be agreed. Minimum term 12 months or longer, subject to negotiation.

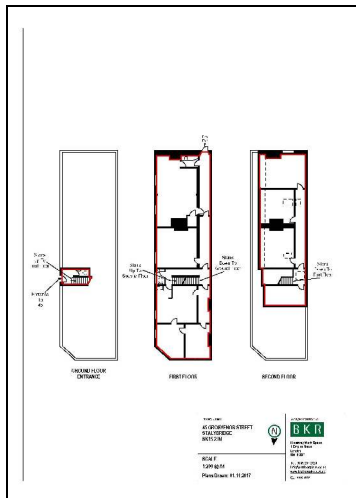
**RENT:**

**First Floor :**

Suite 1 - £3400 per annum exclusive

**Second Floor :**

Suite 4 - £4420 per annum exclusive



**LEGAL COSTS:**

The offices will be let on a simple tenancy agreement. Each party will be responsible for their own costs.

**SERVICE CHARGE:**

The Landlord will levy a service charge to cover the cost of building insurance, cleaning of common areas, maintenance etc. Full details available from the agents, Impey & Company.

**EPC RATING = G**

**VIEWINGS:**

Viewings will be undertaken strictly by appointment with the



Agents IMPEY & COMPANY on 0161-477-0444

**WEB SITE:**

Visit Impey & Company web site at: [www.impey.co.uk](http://www.impey.co.uk)

**POSSESSION:**

Possession is available upon completion of the legal formalities.

**IMPORTANT NOTE:**

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

**PLEASE NOTE:** Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.