Gifford Dixon

Commercial Property

## Leisure, Office To Let

£24,000 per annum

647 sq ft

## Salon Premises, Bruntwood Park, Cheadle, SK8 1HX

Rare opportunity to rent part of a Luxury Boutique Hotel in Bruntwood Park Cheadle.

- Ideally suited to salon/spa type uses
- Other complimentary uses considered, plus accountants, solicitors, architects office
- Attractively presented throughout
- Historic property with many original features
- Beautifully presented gardens and driveway leading to the property
- Established client base on site within the hotel

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## Description

Oddfellows On The Park is a luxury boutique hotel set inside Bruntwood Hall, a Gothic Revival Victorian mansion built in 1861. Located in Bruntwood Park in Cheadle, Greater Manchester, the property features 22 unique rooms, a destination restaurant, and a cocktail bar.

The subject of this letting is the salon facility to the North East corner of the hotel, as shown edged red on the plan. Benefitting from a private entrance from the East of the building, the available space includes salon reception, lounge, wash/mud room, shower room, changing room and 2 treatment rooms. The space is ideally suited to salon/spa use but other services that would prove complimentary to the hotel will also be considered, as would a professional practice such as an accountants or solicitors office.

## Location

Oddfellows On The Park is uniquely situated directly inside Bruntwood Park, a beautiful 120-acre public parkland in Cheadle, Greater Manchester. The hotel offers the rare combination of a secluded, scenic woodland escape that is fully connected to major transport networks and urban amenities.

Cheadle Village is only short distance away. A charming local suburb offers a relaxed high street filled with independent boutiques, historic pubs, and independent restaurants. The hotel sits in a prime spot for exploring both the vibrant retail scene of Stockport and the affluent, picturesque villages of Cheshire (like Bramhall and Wilmslow).

Transport Links & Access:

- By Rail: Gatley Station is the nearest train stop, located just under 1.5 miles away (about a 5-minute taxi ride or a scenic 25-minute walk). Direct trains from Gatley connect straight into Manchester Piccadilly in about 15–20 minutes.
- By Air: Manchester Airport (MAN) is roughly 4 to 5 miles away. This makes the hotel a popular, high-character alternative to standard airport runway hotels, reachable in roughly a 10-to-15-minute drive.
- By Road: The hotel is highly accessible via the M60 motorway (Manchester Outer Ring Road) and the A34. Drivers should navigate via Bruntwood Lane (Postcode: SK8 1HX). On-site parking is available for hotel guests.
- By Bus: Local bus routes serve the nearby main roads (such as the A560/Gatley Road), with stops a short walk from the main park gates.




## Summary

- Rent: £24,000 per annum
- Business rates: Included in rent
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (70)
- Lease: Sublease
- Terms: 3 years

## Further information

- View details on our website
- View Microsite

## Contact & Viewings

Steven Gifford-Dixon
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## Accommodation

| Floor/Unit | Description | sq ft |
|---|---|---|
| Ground | Salon Lounge | 225 |
| Ground | Salon Reception | 115 |
| Ground | Mud/wash room | 54 |
| Ground | Shower Room | 81 |
| Ground | Salon Changing Room / WC | 31 |
| Ground | Treatment Room 1 | 69 |
| Ground | Treatment Room 2 | 72 |
| **Total** | | **647** |

## Terms

The salon premise is available by way of a 3 year Internal Repairing & Insuring (IRI) underlease with all other terms to be agreed.

## Landlord & Tenant Act 1954

The lease is to be excluded from the security of tenure provisions (Sections 24–28) of the Landlord & Tenant Act 1954.

## Rent

£24,000pa inclusive of utility costs (subject to reasonable usage), business rates and external repair and maintenance.

## Services

We understand that mains gas, electric, water and drainage are connected to this premises

## VAT

We understand that VAT is applicable to the rent here

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

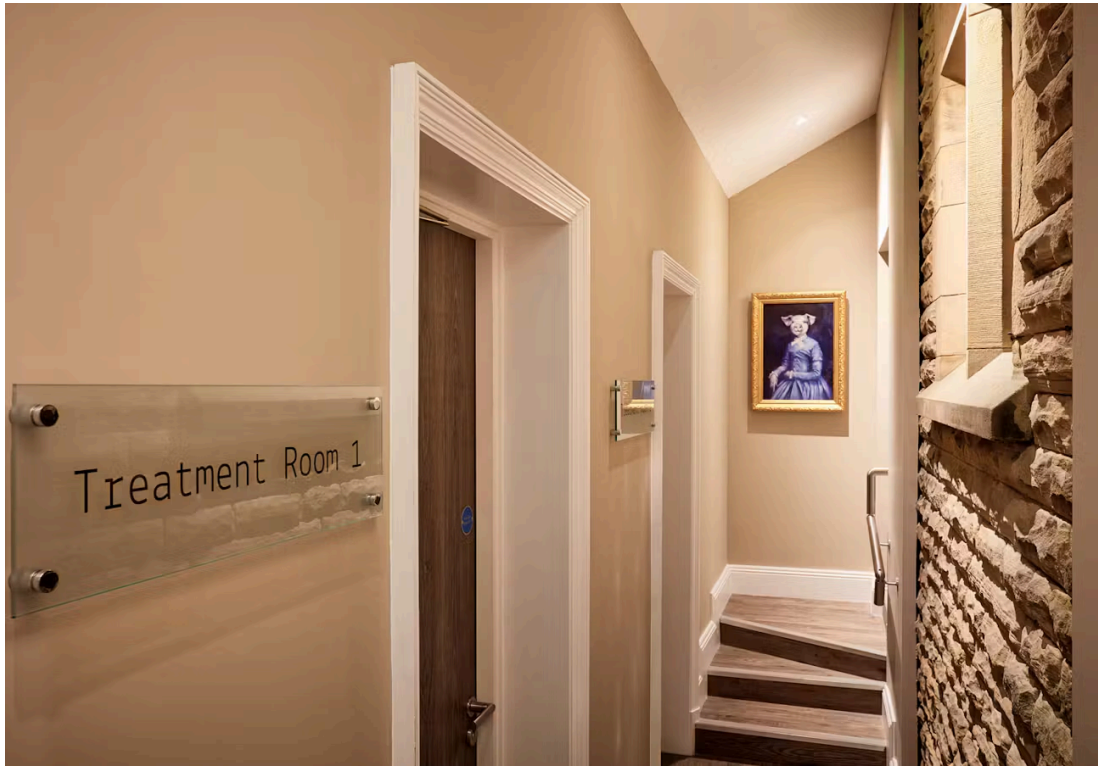
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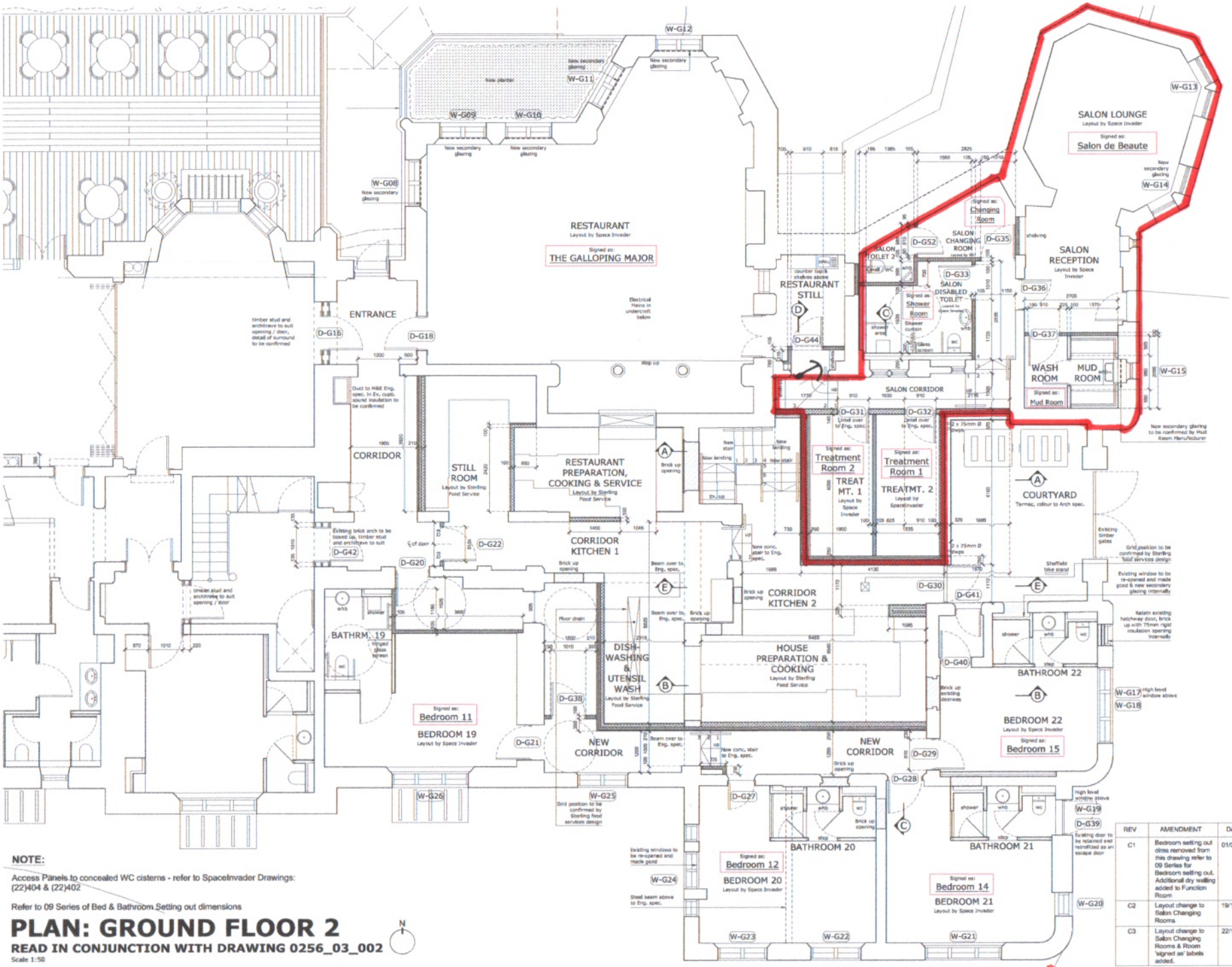

Treatment Room 1












| REV | AMENDMENT | DATE |
|---|---|---|
| C1 | Bedroom setting out dims removed from this drawing refer to 09 Series for Bedroom setting out. Additional dry walling added to Function Room | 01/06/2016 |
| C2 | Layout change to Salon Changing Rooms | 19/12/2016 |
| C3 | Layout change to Salon Changing Rooms & Room 'signed as' labels added. | 22/12/2016 |