

TO LET



**FORMER RETAIL/SHOWROOM PREMISES
SUITABLE FOR A VARIETY USES (STP)**

403.28m² / 4,341ft²

**15 Gatley Road
Cheadle
Cheshire
SK8 1LY**

- 5 dedicated car parking spaces to the front
- Suitable for a wide range of uses including retail, restaurant, office, medical, leisure or trade counter (subject to planning)
- Highly popular and affluent South Manchester suburb

LOCATION

The property is located on the south side of Gatley Road (A560) opposite the junction of The Crescent in Cheadle Village, Cheshire. Cheadle Village is a highly popular and affluent South Manchester location situated approximately 8 miles south of Manchester City Centre.

DESCRIPTION

The property comprises a single storey retail showroom premises of brick construction around a steel frame beneath part flat, part pitched north light style roof. Internally the accommodation comprises predominantly open plan showroom space. The fit out includes a suspended ceiling incorporating modern spot lighting and air conditioning/heating units. There is full glazed display window frontage. Externally there are 5 dedicated car parking spaces to the front of the property. The property has most recently been used as a furniture showroom and previously a former Homebase store but would suit a variety of other uses (subject to planning). There is a rear access door to the property which is accessed via Wilmslow Road and provides loading access in addition.

ACCOMMODATION

The property has the following Gross Internal Area:

403.28m² / 4,341ft²

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£65,000 per annum**.

BUSINESS RATES

The property has a rateable value of £53,500 (April 2026).

EPC

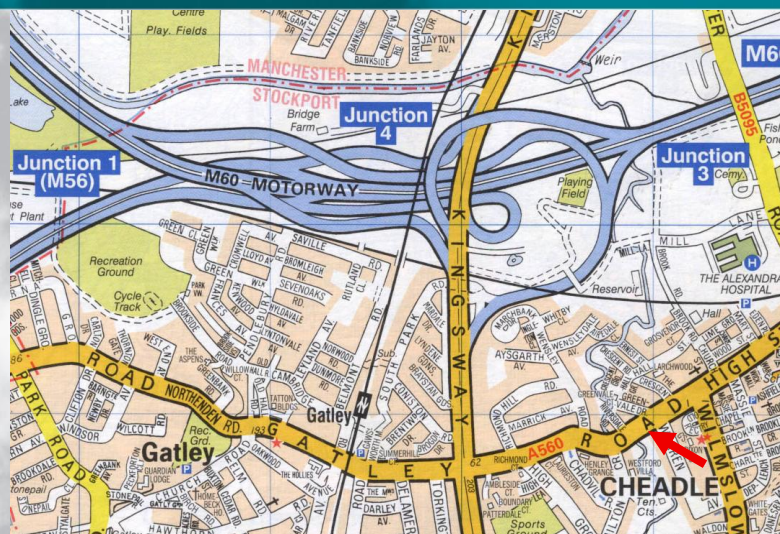
A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.



ENQUIRIES/VIEWING

By appointment with the sole agents W T Gunson for the attention of:

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