

# LEVENSHULME (MANCHESTER)

1083 – 1085  
Stockport Road  
M19 2RE

By way of Assignment or  
Sublease

\* Confidential - Staff Unaware \*

## Location

The property is located fronting Stockport Road, a busy arterial route. The unit is located adjacent to **Jetts Fitness** with approximately 20 car spaces to the front. Other multiple retailers on High Street including **Londis, McDonalds, KFC** and **Aldi** together with numerous local occupiers including a Chinese takeaway, Estate Agent, Accountants and Martial Arts shop.

## Lease

The property is available by way of an assignment or sub-letting. The premises are held by way of an existing full repairing and insuring lease expiring March 2029 with Tenant break option March 2024.

## Rent

The current rent passing is **£18,000** per annum exclusive.

## Terms

Offers invited for the leasehold interest.



## EPC

The Energy Performance asset rating is Band D, 87. A full copy of the EPC is available for inspection if required.

## Accommodation

Ground Floor	900 sq.ft.*	83.6 sq.m.
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\*These floor areas have been provided by the Tenant and will need to be verified by prospective assignees / sub-lessees.

## Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-  
Rateable Value            £14,250

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

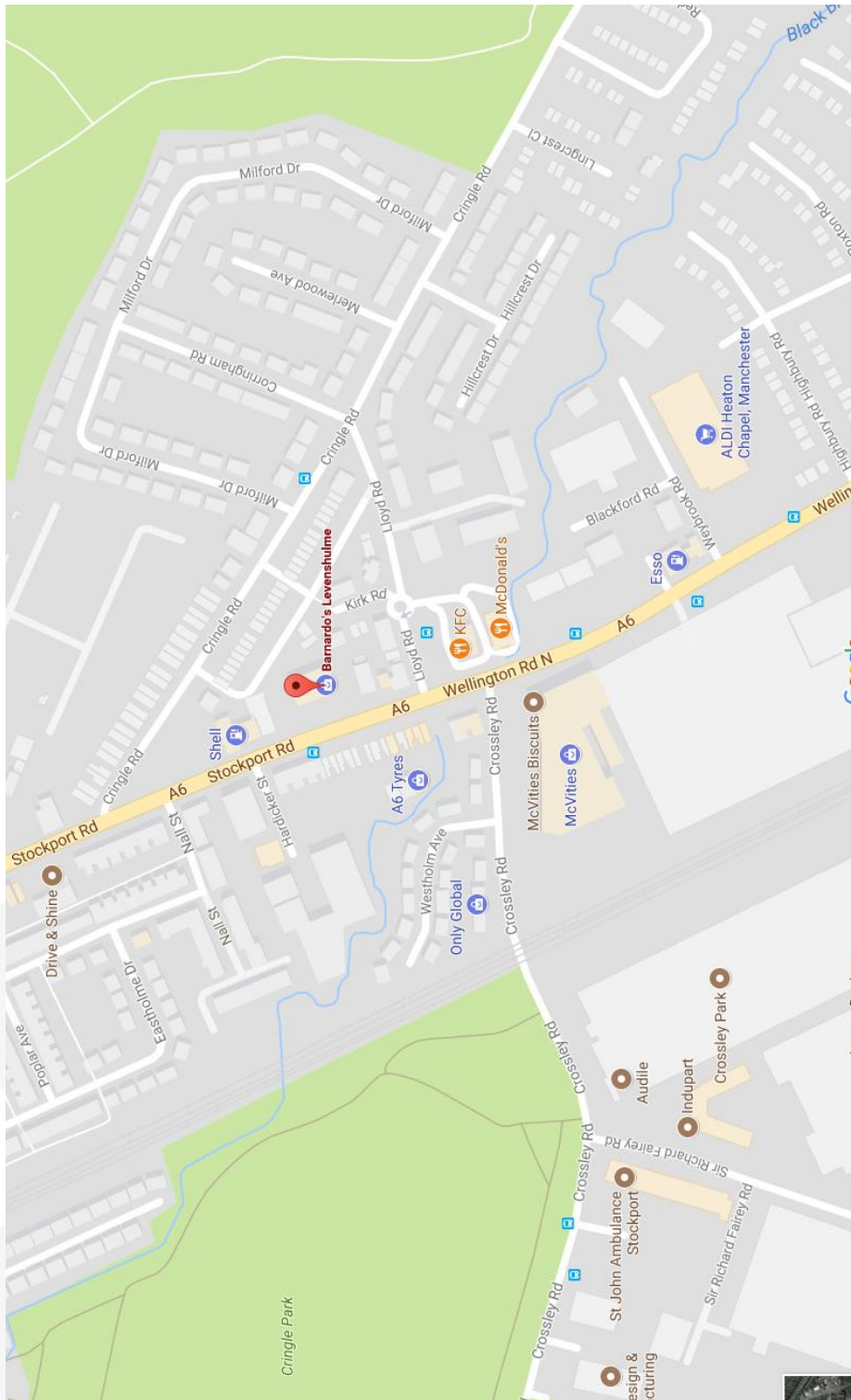
## Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

## Viewing

Strictly by appointment through the sole agent, Simon Guest 0151 236 6700.

[simon@emanueloliver.com](mailto:simon@emanueloliver.com)



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