



13 Stockport Road, Marple, Stockport

- Ground Floor Office
- Marple Town Centre
- High Street Location
- Refurbished Four Years Ago
- Attractive Stone Façade
- New Five Year Lease
- Available Immediately

Sales

Investment Property

Corporate Lets

Lettings

Furnishings

Property Management

**O'Connor
Bowden**

Romiley 0161 406 0044 Marple 0161 427 2971

www.occonnorbowden.co.uk

PROPERTY DESCRIPTION

Due to business re-location, O'Connor Bowden are pleased to offer TO LET its former Marple office premises. This is a superb ground floor office located in a prominent "High Street" position in Marple Town Centre. The office was modernised and refurbished 4 years ago and benefits from a bright interior behind a traditionally designed stone façade. This is an ideal office for 4 / 5 individuals and with low running costs is great for a new business start-up or small professional firm.

The accommodation briefly comprises: Front Reception Office with part glazed entrance door and mullion windows to Stockport Road; Second Office with side window; Rear Office / Storage area with open kitchen and an enclosed WC. The property is provided with fluorescent lighting, hardwired networks points, electric heating and security and fire system.

ACCOMMODATION:

Front Office:

4.54 x 4.50 (14'.10" X 14'.0")

Partially glazed front entrance door; three pain, stone mullion display window frame to the front; fluorescent ceiling lighting; electric heating; 6 double power points; 3 double network points; opening to: -

Second Office:

4.54 x 4.20 (14'.10" X 13'.9")

Window to the side of the property with blind; fluorescent ceiling lighting; electric heating; 6 double power points; 3 double network points; opening to: -

Rear Storage Area / Office / Open-plan Kitchen:

5.73 x 3.04 (18'.9" X 9'.11")

Fluorescent ceiling lighting; 6 double power points; 1 double network points; Kitchen Area with modern white base cupboard and drawer unit with work top over and inset stainless steel sink unit and tiled splash back; matching wall cupboard; dishwasher; electric wall heater.

Separate WC:

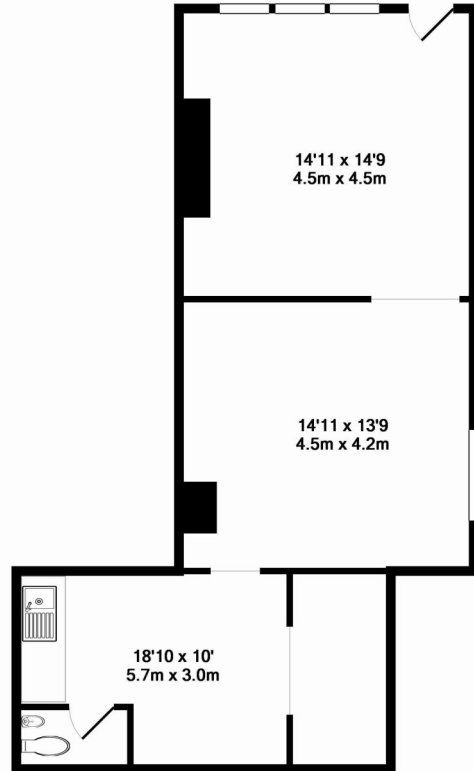
The WC is located off the kitchen area comprising; low level WC and wash hand basin.

ENERGY PERFORMANCE CERTIFICATE:

EPC Band E



FLOOR PLAN:



LEASE TERMS:

A new 5 year Full Repairing and Insuring (FRI) Lease is offered, subject to contract.

RENT REVIEW:

Rent will be subject to a rent review in 3 years.

RATES:

The rates value is £4,400.00 currently charged at 49.3p = estimated payable £2,169.00

LOCATION:

The property is located on Stockport Road, along the main high street for Marple Town Centre. Situated amongst similar offices and retail premises, on the opposite side to Marple Cinema the Marple Memorial Park, Car Park entrance.

VIEWING ARRANGEMENTS:

To arrange an appointment to view the property, please contact our Romiley Office: 0161 406 0044 or email romiley@oconnorbowden.co.uk

GALLERY:



Offices at:

13 Stockport Road, Marple, Stockport, Cheshire, SK6 6BD
Bank Chambers, 1 Compstall Road, Romiley, Stockport, Cheshire, SK6 4BT
1 & 2 Damaz Building, Sharp Street, Manchester, M4 5BZ
Lumiere Building, 38 City Road East, Southern Gateway, Manchester, M15 4QL
Skyline Central 2, 10-12 Rochdale Road, Northern Quarter, Manchester, M4 4JR



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ADDITIONAL SERVICES

Letting & Management

If you have or you are considering purchasing a property for rental and investment, please contact Stephen Bowden or Tracey Bowden for specialist Letting and Management advice. O'Connor Bowden provides asset and tenancy management services to hundreds of landlords together with a range of investor based support services including; valuations, appraisals, disposal, acquisition and performance improvement plans.

Investment Property

O'Connor Bowden has sourced 1,000s of residential investment properties in Manchester and Cheshire. We have a worldwide network of clients we help to successfully grow, develop and maintain their property investment portfolios.

Clients range from individual buy-to-let landlords with one property to large corporate investment companies. We source and sell property to order; Individual buy to let property; investment portfolios, new development and off-plan investment deals.

DISCLAIMER:

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate.

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the details is hereby excluded

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