

Mixed Tenure

7-9, 11 Fountain Place, Poynton, SK12 1QX



Location

Poynton is an affluent town 14 miles south of Manchester. The area comprises a number of national retailers including Boots.

Description

The property comprises an attractive two storey period property with a prominent three retail frontages. The freehold element (no. 7-9) of the property is over ground and first floor. The leasehold element (no.11) is ground floor only. There are no car parking spaces.

Tenure

Part freehold and part leasehold

Floor areas

The property provides the following approximate net internal floor areas:

7-9 FREEHOLD Ground floor:	49.9 sq m	537 sq ft
7-9 FREEHOLD First Floor	43.7 sq m	471 sq ft
11 LEASEHOLD Ground Floor	111.9 sq m	1,204 sq ft
TOTAL	205.5 sq m	2,212 sq ft

Guide Price

£145,000

Lease

The existing lease expires in June 2020. The rent passing is £12,500 pax.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £19,250

UBR (2018/19): 48.0 p (small business multiple)

Rates Payable: £9,240

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The unit benefits from A2 use.

Legal costs

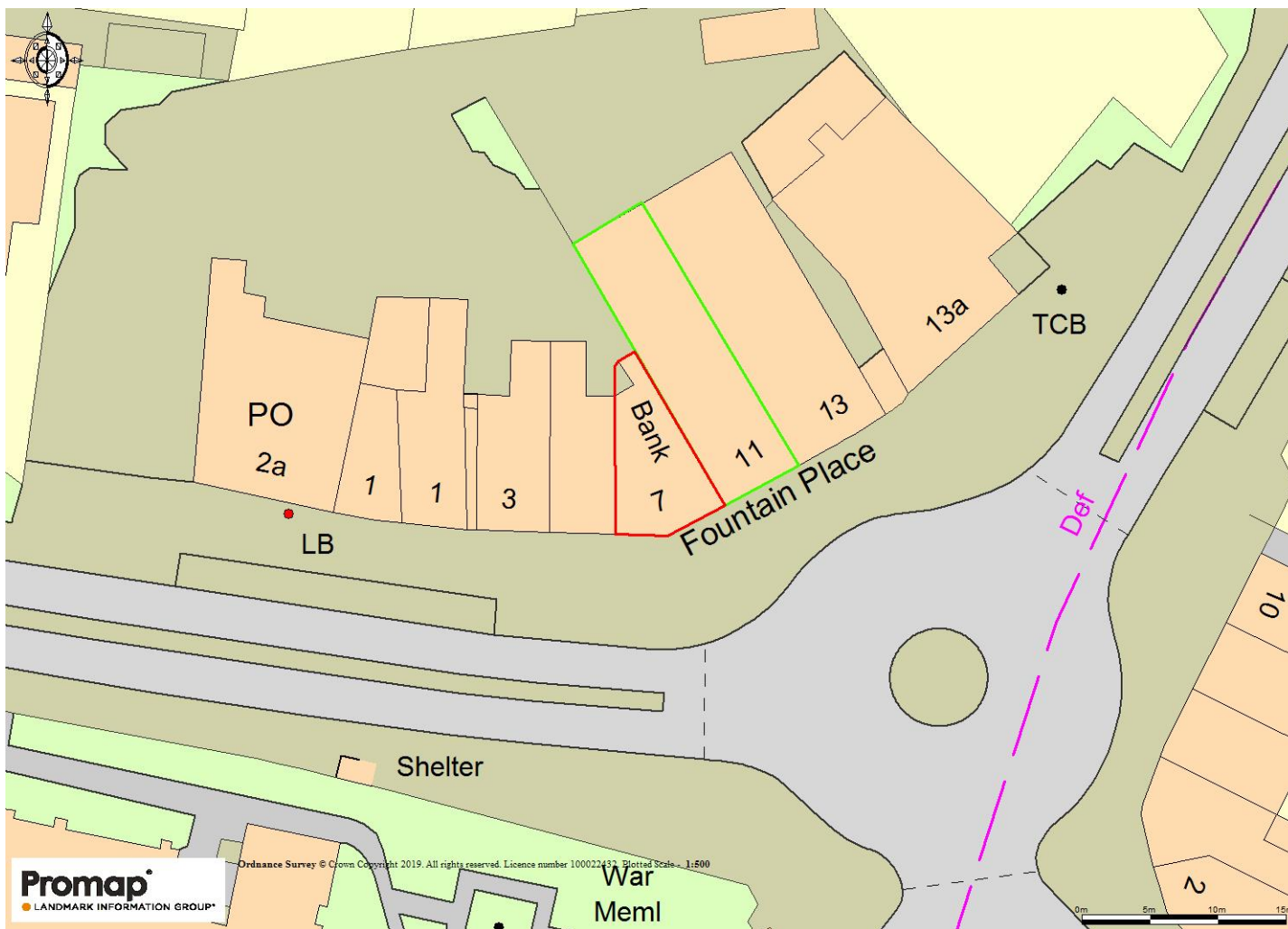
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is G. A certificate can be made available.

VAT

VAT, if applicable will be charged at the standard rate.



For further information please contact:

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