



**FOR SALE OR TO LET : 6000 sq.ft. (557.4 sq.m.) approx.
Former Hollywood Hotel suitable for a variety of alternative
uses including retail, office, children's nursery, residential etc.
(subject to planning permission where appropriate).**

*Extensive ground and first floor accommodation with second
floor storage area and full headroom basement.*

**The Hollywood Hotel
12 Bloom Street
Edgeley
Stockport SK3 9LA**



Chartered Valuation Surveyors ■ Industrial & Commercial Estate Agents ■ Property Consultants
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LOCATION:

From Castle Street in the centre of Edgeley, travel towards Cheadle. Turn right onto Grenville Street and the property is situated after a short distance on the left hand side at the junction of Bloom Street and Grenville Street.

The property is conveniently located close to Edgeley town centre.

DESCRIPTION/CONSTRUCTION:

The property comprises a detached Victorian Hotel which is of two storey construction, full height brickwork elevations all under a pitched slate roof.

Located to the right of the property is a car park area whilst to the rear there is a fully enclosed and separate coach house.

For many years the property traded successfully as The Hollywood Hotel however the original Public House use has now been terminated. The property would however suit a variety of alternative uses, subject where necessary to planning permission being obtained.

ACCOMMODATION:

Ground Floor: 3,000 sq.ft. (278.7 sq.m.) sub-divided to provide four large areas together with storage and disused kitchen facilities and toilet areas.

First Floor: 3,000 sq.ft. (278.7 sq.m.) currently sub-divided to provide a function room together with separate self contained flat.

Second Floor/Attic : Storerooms

Basement : 3,000 sq.ft. (278.7 sq.m.) providing a full height storage area divided into five rooms.

Note: The property is currently disused and the incoming tenant will need to carry out general refurbishment work to adapt the property for their proposed use.

SERVICES:

We understand that all mains services are available to the property including mains electricity, gas, water and drainage.

RATEABLE ASSESSMENT:

For information relating to the Rateable Value go to:- www.voa.gov.uk

TENURE:

Freehold and free from chief rent.

PRICE:

£375,000 subject to contract

LEASE TERMS:

The property is available to let on a new full repairing and insuring lease providing for a minimum term of three years or longer subject to rent reviews at three yearly intervals.

RENT:

£18,000 per annum exclusive

LEGAL COSTS:

If the property is let, the prospective tenant will be responsible for the landlords' legal costs incurred in the preparation and finalisation of the new lease including VAT and SDLT.

VIEWINGS:

Viewings will be undertaken strictly by appointment with the Agents IMPEY & COMPANY on 0161-477-0444

WEB SITE:

Visit Impey & Company web site at: www.impey.co.uk

POSSESSION:

Possession is available upon completion of the legal formalities.

IMPORTANT NOTE:

i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.

ii) An EPC will be provided as soon as it is available.

iii) The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective tenant obtains professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the web site: www.bpf.org.uk

PLEASE NOTE: Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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