



## 16a Market Place Stockport

### HIGHLY PROMINENT REDEVELOPMENT OPPORTUNITY

We are delighted to present this highly prominent redevelopment opportunity located at the gateway to the **Historic Market Place**. The building is ideally suited to conversion to a **restaurant or bar**, potentially with a **roof garden above**, subject to planning. The building is in close proximity to the Stockport's **famous Victorian Market Hall** and **The Produce Hall** food hall. A vibrant mix of food and beverage businesses

are already operating in the area, including **The Bakers Vaults**, **Blackshaws**, green Michelin Star **Where The Light Gets In**, **The Glass Spider**, **Project 53** and **The Angel Inn**. The Historic Market Place is also home to **Foodie Friday**, Stockport's monthly outdoor food event which attracts up to 2,500 visitors.



# Description



Stockport Council would welcome interest from parties seeking to redevelop this unit to create a bar and / or restaurant.

This single storey unit provides the following approximate net internal floor areas:

**Ground Floor - 1,119 sq. ft / 104m<sup>2</sup>**

There is also potential to convert the roof space into a roof garden, subject to planning.

## Services

The premises benefit from both water and electrical services.

## Tenure

Long-leasehold for a term of 150 years.

## Proposal

We are instructed to seek offers in excess of £35,000 (thirty five thousand pounds) subject to contract and exclusive of VAT, with an ongoing annual rent of one peppercorn.

Offers will be assessed on pricing, use and the design of any redevelopment proposed. 50% will be allocated to pricing with the remaining 50% allocated to use and design.

## Business Rates

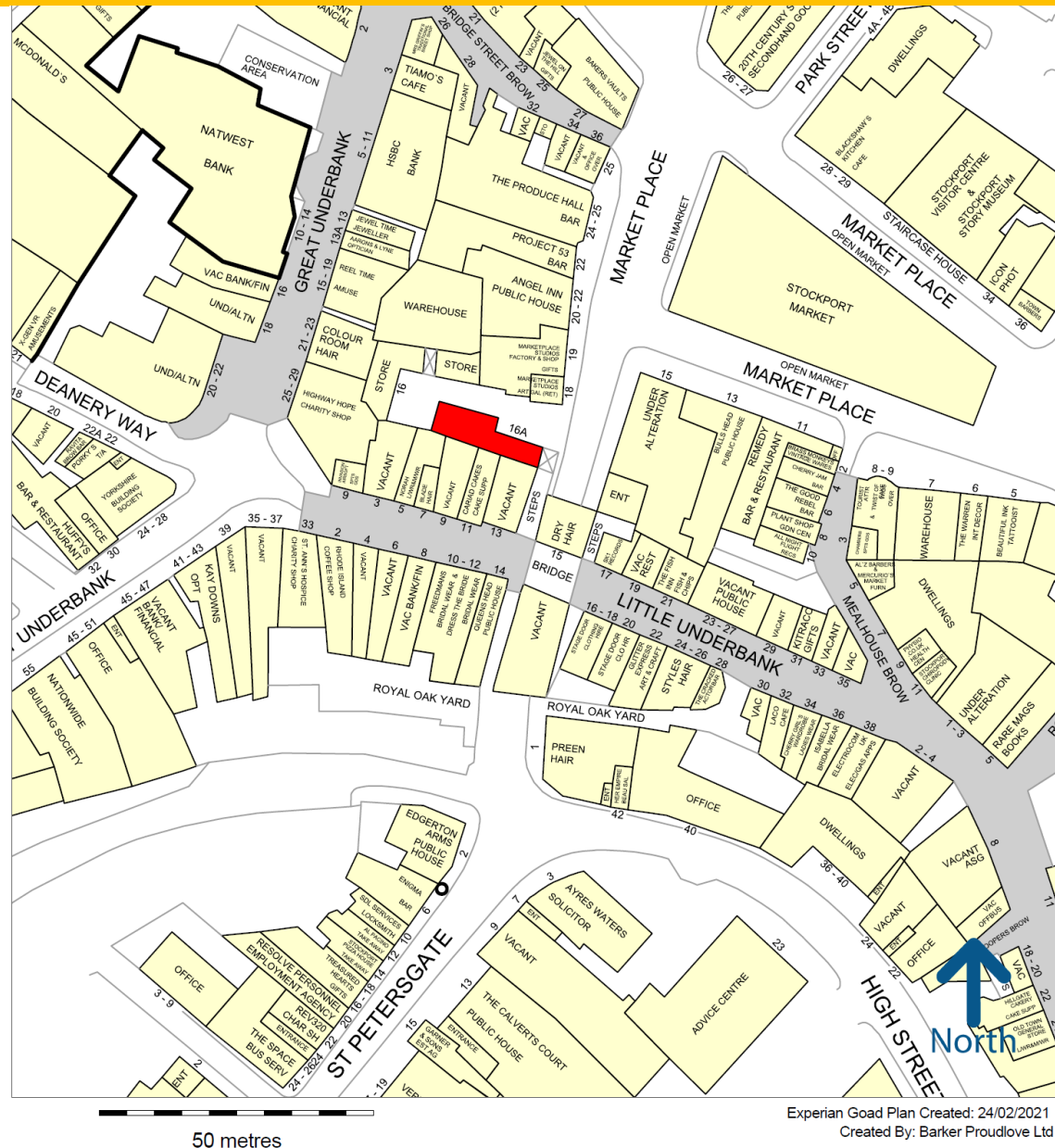
A rating assessment will be provided once the new use is confirmed.

Prospective tenants are advised to make their own enquiries to obtain rating estimates specific to their proposed use prior to making an offer.

Interested parties are advised to contact Business Rates at Stockport MBC (0161 474 5188) in order to confirm the Business Rates payable on this property.



# Location



Around £1 billion is being invested in Stockport, transforming the town, building on its strengths and bringing opportunities for all.

For further information see:

[www.stockportchangehere.org](http://www.stockportchangehere.org)

The unit sits on the St Petersgate Bridge, at the entrance to Market Place.

St Petersgate Bridge provides a short pedestrianised link between The Market Place, Underbanks and St Petersgate. Merseyway, the town's prime retail pitch and the Redrock cinema scheme are situated a short walk away.

In recent years, Stockport Market has become a hive of activity and a destination of choice for prominent F&B tenants. Major lettings have included Project53, The Angel Inn, The Glass Spider, The Good Rebel; Ate Days a Week, Cherry Jam, The Produce Hall and Blackshaws. The Market Place is also host to Foodie Friday, attracting up to 2500 visitors.

The Underbanks has also seen a new wave of interest with occupiers such as the General Store, Still Life Story and Laco. Other key developments include ProFolk co-working space, The White Lion and 23-27 Little Underbank (former Winters) which will re-open shortly as a new restaurant

Merseyway is home to Primark, Tesutti, JD Sports, River Island and Boots plus a number of major banks and provides 835 parking spaces. The town's £45m prime cinema-anchored leisure development, Redrock, which sits adjacent to Merseyway includes The Light cinema, Zizzi, Pizza Express, Loungers and The Gym Group.



### Town Centre West

One of several key sites coming forward as part of Stockport's Mayoral Development Corporation and Town Centre West - Greater Manchester's newest, greenest, and coolest affordable urban neighbourhood to be delivered on 130 acres brownfield land to the west of the town centre, bringing forward 3,500 homes.

### Stockport Interchange

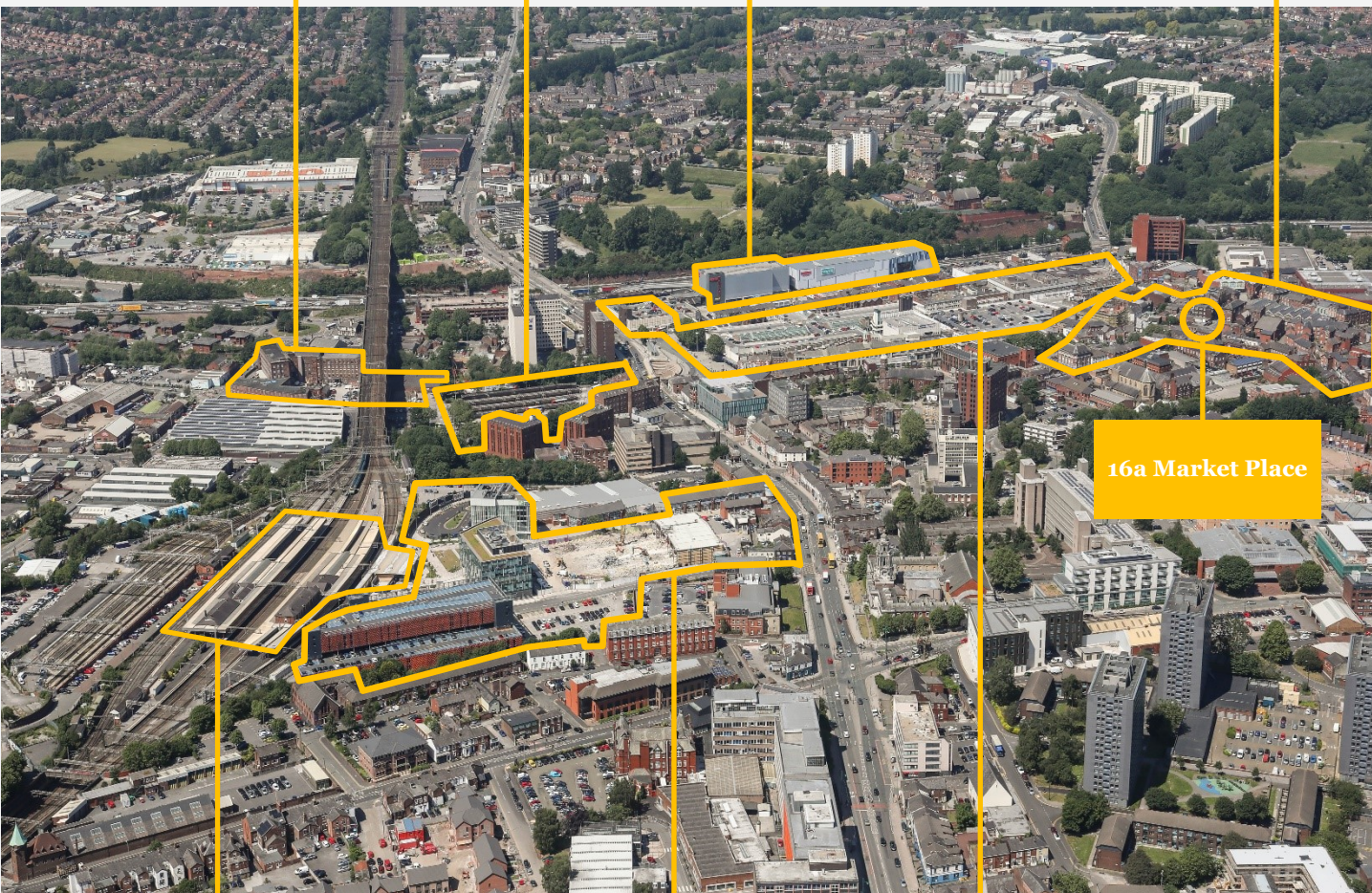
State-of-the-art transport facilities in the heart of the town centre complemented by 2 acre park, 198 new high quality apartments; and improved links between the interchange and rail station.

### Redrock

£45million Leisure development anchored by The Light Cinema with restaurants including Zizzi, Pizza Express and Loungers.

### Market Place and Underbanks

Stockport's historic core is quickly becoming a food and drink destination and already home to The Produce Hall, Where the Light Gets In, Blackshaws, The Angel Inn, Project 53 and The Bakers Vaults.



## Contact

Viewings are to be arranged via the sole agent, Barker Proudlove.



**Tom Prescott**

T: +44 (0)161 631 2852

M: +44 (0)7841 168 163

E: [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

Stockport Metropolitan Borough Council reserves the right to vary or discontinue this marketing process at any time. For clarity, this is not a Formal Tender and as such our client is not obliged to accept the highest, or indeed, any offer. Barker Proudlove will provide a detailed scoring matrix to our client, against which all bids will be assessed. We will also provide an agents recommendation report. Scoring criteria will include track record/brand perception/redevelopment proposals/pricing etc. The proposals and all scores allocated to each proposal will remain confidential during and after the process is completed. We expect all parties to have carried out adequate research/ due diligence regarding the site/building in order to progress straight to lease upon agreement of formal Heads of Terms. Barker Proudlove, CBRE or their client Stockport Metropolitan Borough Council cannot give any warranty regarding any background information that has been provided as part of the marketing process. If the prospective lessee chooses to rely on any such information then they do so entirely at their own risk.

IMPORTANT NOTICE Barker Proudlove give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published February 2021. Photography taken on various dates from 2016 onwards.