



## HIGHLY PROMINENT, FLEXIBLE SPACE AVAILABLE

We are pleased to bring to market this exciting opportunity to secure space within the heart of Stockport's Historic Core. The units, which can easily be combined, sit at the entrance to Market Place as you enter from Merseyway (Stockport's prime retail pitch) via Great Underbank. Market Place is anchored by the town's famous Victorian Market Hall and the Produce Hall food hall. A vibrant mix of food and beverage businesses

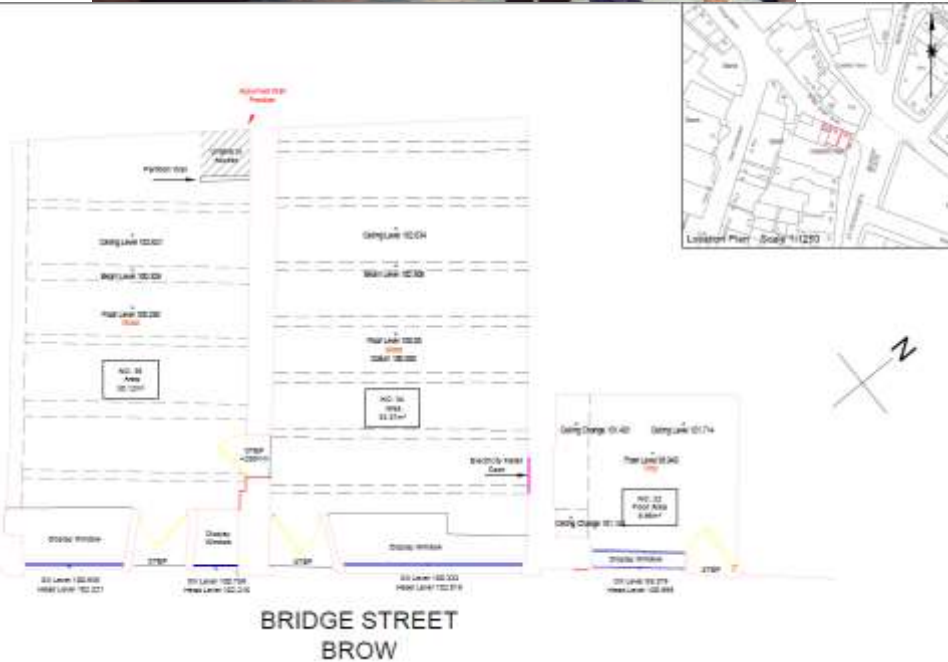
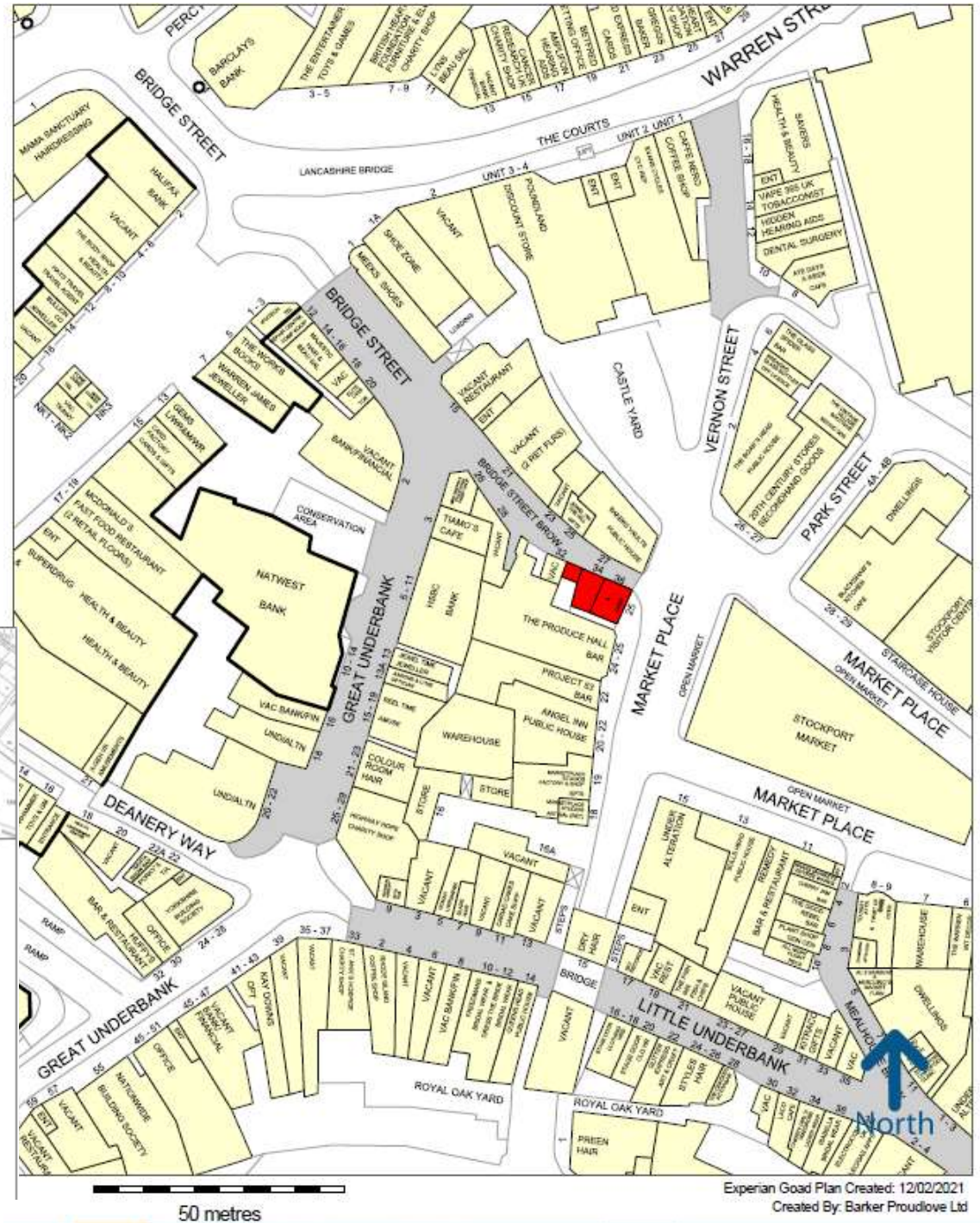
are already operating in the area, including The Bakers Vaults, Blackshaws, Where The Light Gets In, Project 53 and The Angel Inn. Market Place is also home to Foodie Friday, Stockport's award winning monthly outdoor food and drink event which attracts up to 2,500 visitors to each event.

32 - 36 Bridge Street Brow,  
Stockport, SK1 1XY



# 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.stockport.gov.uk/investinggrowth](http://www.stockport.gov.uk/investinggrowth)







## Location

Bridge Street Brow provides a short pedestrianised link between The Market Place, Underbanks and the town's prime retail pitch – Merseyway and the Redrock leisure scheme.

Merseyway is home to Primark, Tesutti, JD Sports, River Island and Boots and all major banks, providing 835 car parking spaces. Redrock is anchored by The Light cinema and includes Zizzi, Pizza Express, Loungers and The Gym.

The subject premises are located at the entrance the vibrant Market Place, and directly adjacent to The Produce Hall.

In recent years Stockport Market has become a hive of activity and the destination of choice for prominent F&B tenants with major new lettings including Project53, The Angel Inn, Produce Hall and Blackshaws and The Bakers Vaults. 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 shortly re-open as a new restaurant.

The Council would welcome interest from parties seeking to combine the space to create a quality bar or restaurant offer.



## Description

This ground floor triple fronted retail unit consists of three main retail areas measuring as follows:

No. 32 – 96 sq. ft / 8.96 sq. m

No. 34 – 359 sq. ft / 33.37 sq. m

No. 36 – 324 sq. ft / 30.12 sq. m

**These units can be combined to create a single space of c. 780 sq. ft / 72.46 sq. m**

## Lease Terms

The unit is available to let on a new lease for a term to be agreed. The premises will be available by way of a full repairing and insuring lease.

## Rental

£20 + VAT per square foot, exclusive of all other property costs.

## 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.

### 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

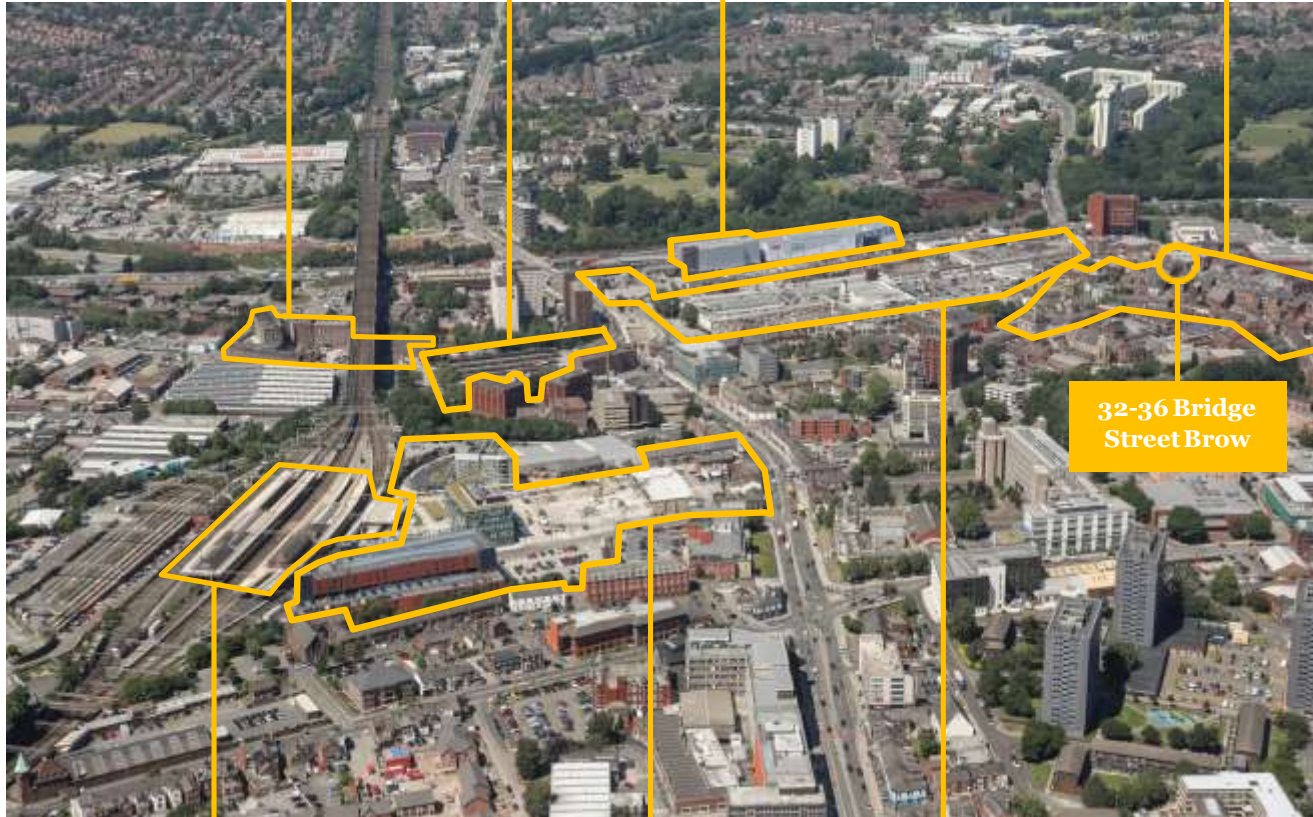
State-of-the-art transport facilities in the heart of the town centre complemented by 2 acre park, 198 new high-quality apartments; and improved links between the interchange and rail station.

### 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.



### Stockport Station

Major mainline railway station offering direct trains to London Euston in under 2 hours and trains to Manchester in just 8 minutes. Used by over 3.5 million passengers each year.

### Stockport Exchange

New grade A office, hotel and commercial development including a 115 bed Holiday Inn Express, delivering a total of 375,000 sq. ft. of office space. 2 Stockport Exchange (61,500 sqft office) completed in May 2020. Plans are already approved to deliver a further office development of 64,000sqft and 400 space MSCP.

### Merseyway Shopping Centre

Towns prime retailing pitch including River Island, Boots, JD Sports, Tesutti and Primark.

### 32-36 Bridge Street Brow

## 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.** 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.