

# To Let



## Stockport

1 Ardern Walk, SK1 1PT

Ground Floor: 244.34 sq ft (22.7 sq m)

Rent on Application

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**Location & Description:**

- **Stockport is a large, affluent town situated on the border of Greater Manchester and Cheshire. The town is ranked within the top 3% of UK retail centres (CACI) and has one of the highest PMA Affluence indicator ratings in the North West.**
  - **Around £1 billion is being invested in Stockport, which includes a new state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,000 new homes.**
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**Demise:**

Ground Floor 244.34 sq ft (22.7 sq m)

Basement 120.55 sq ft (11.2 sq m)

**Rent:**

Available upon request.

**Lease:**

A new 5 year lease, inside the Landlord & Tenant Act.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £7,000.

**Date Prepared:**

June 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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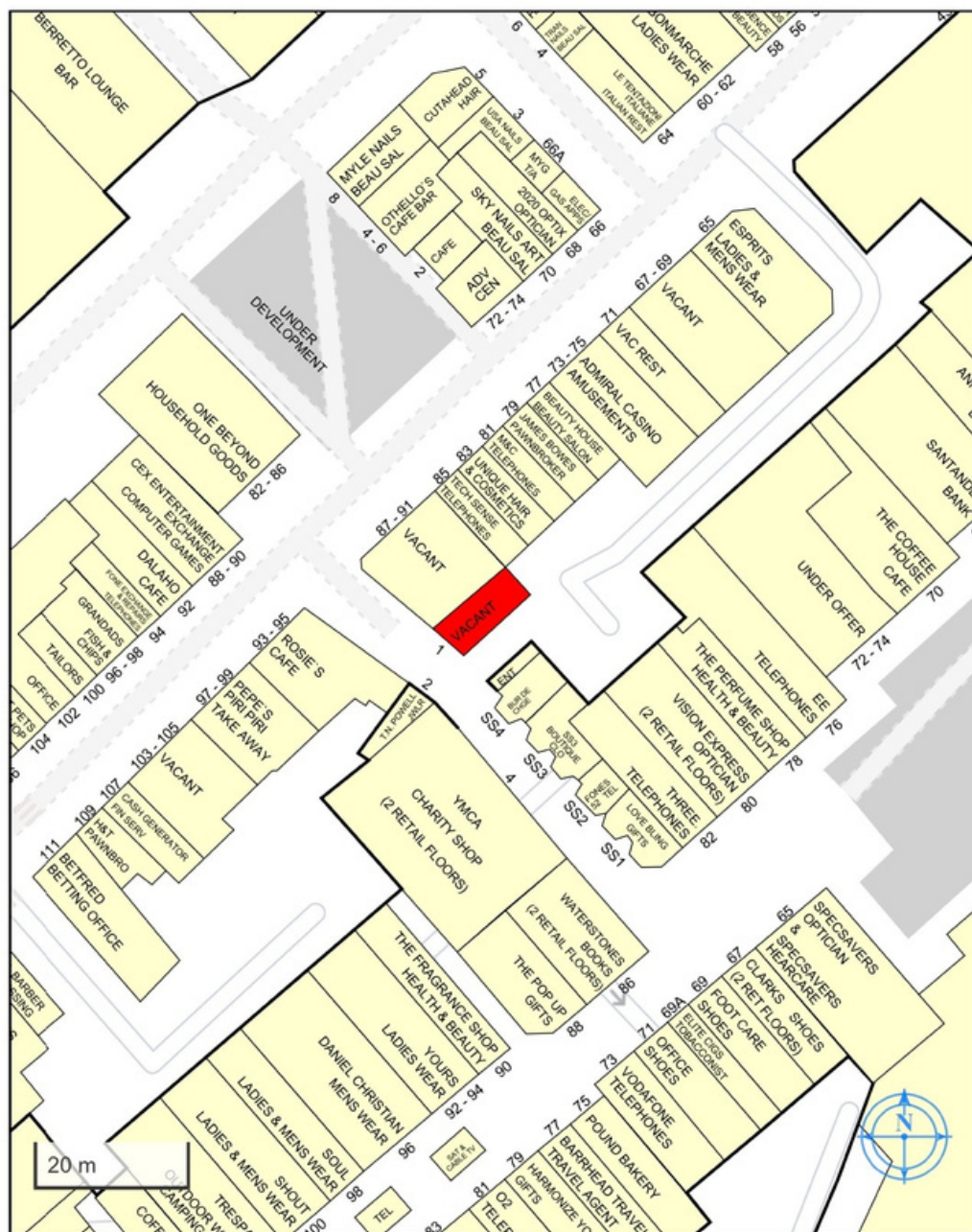
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