

To Let



Stockport

1 Ardern Walk, SK1 1PT

Ground Floor: 244.34 sq ft (22.7 sq m)

Rent on Application

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 2026) - £7,500.

Date Prepared:

Updated March 2026

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:

Jessica Swain

07885 127366

jessica@barkerproudlove.co.uk

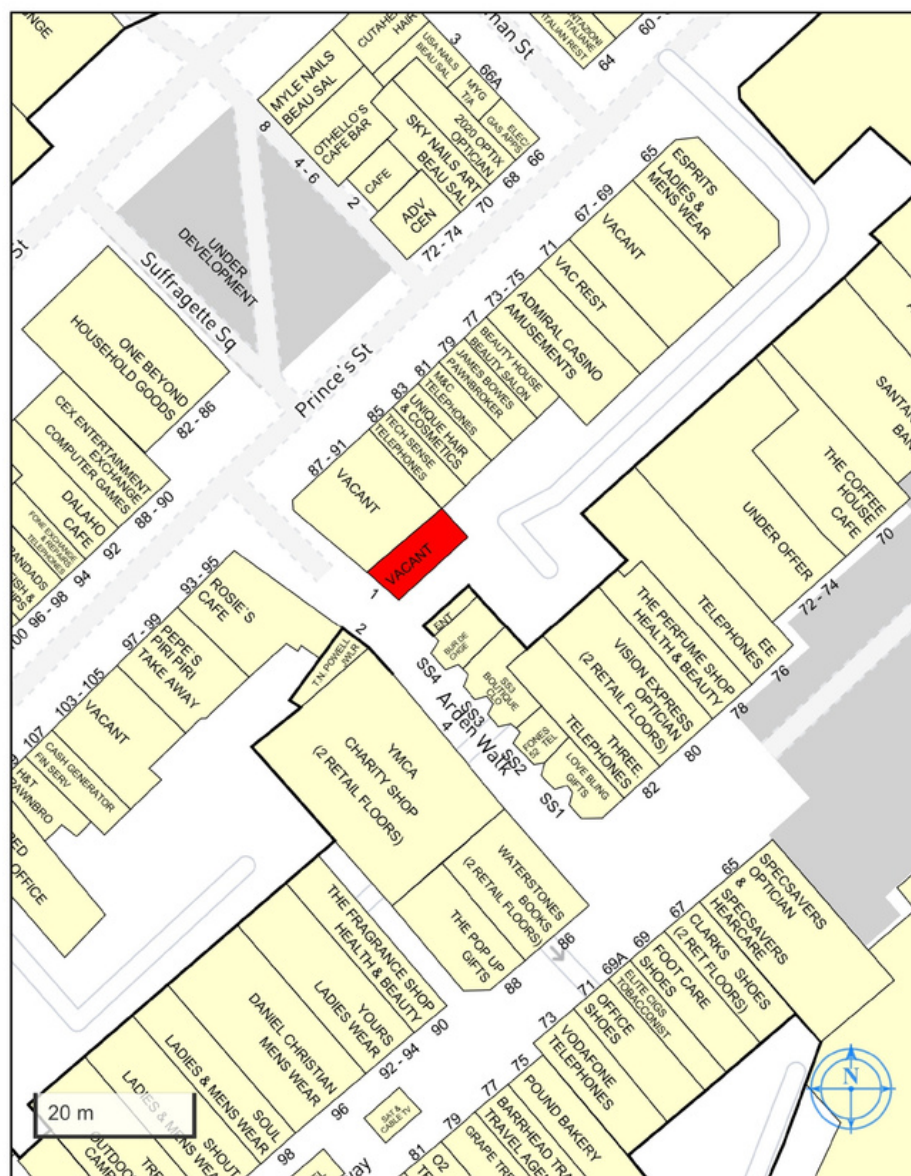
Tom Prescott

07841 168163

tom@barkerproudlove.co.uk



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Experian Goad Plan Created: 23/03/2026

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salesG@uk.experian.com

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