



HIGH STREET PROPERTY / CLASS E

Coffee Opportunity, The Interchange, Stockport



**TO
LET**

Rent: Upon Application

Café Area 211 sq ft / 19.63 sq m

Café Seating 330 sq ft / 30.65 sq m

Viewing Strictly through the sole selling agent.

Barker Proudlove

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Opportunity:

The scale of the vision for Stockport's transport interchange is huge. In addition to new state-of-the-art transport facilities and improved links between the interchange and train station, there will be a brand new two-acre public park on the roof providing views of the river Mersey and around 200 new apartments. The development will continue the radical £1 billion transformation already underway in Stockport town centre, making Stockport an even greater place to live, work, play and connect. The project is funded by Transport for Greater Manchester (TfGM), Stockport Council and the Greater Manchester Combined Authority (GMCA).

Work began on transforming the site in August 2021 and is due to complete in Spring 2024.

We are seeking a high-quality coffee operator to occupy a kiosk and seating area in the highly prominent building shown edged in red fronting Mersey Square. The operator will benefit from both the Interchange footfall, the potential spend within the offices and apartments nearby plus the shopper footfall entering and leaving Merseyway.

Accommodation:

The premises comprise the following approximate areas and dimensions:

Café	211 sq ft	19.63 sq m
Café Seating	330 sq ft	30.65 sq m

Rent:

The greater of £25,000 per annum or 10% of gross turnover, net of VAT.

Business Rates:

To be assessed.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating – TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

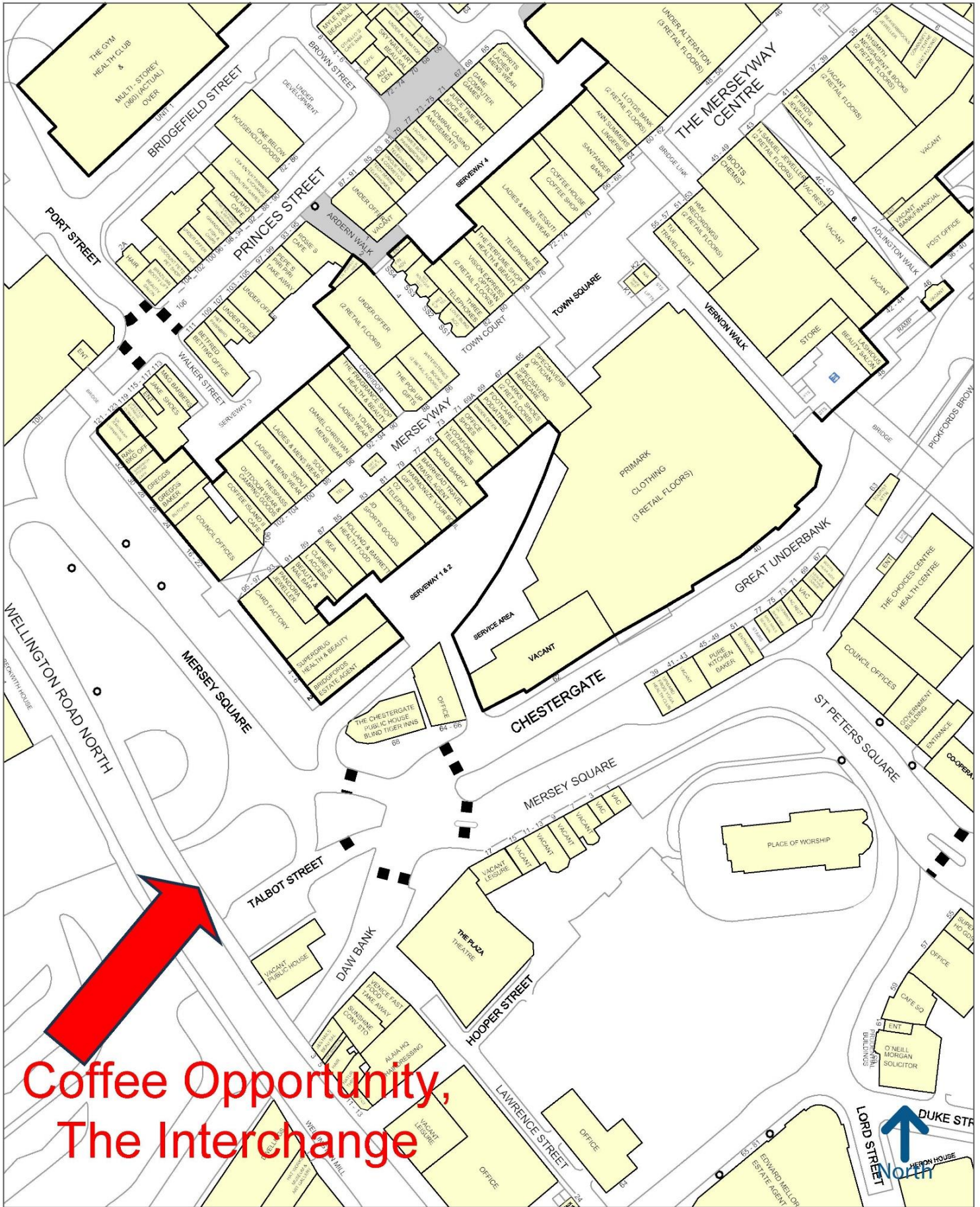
VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

January 2024

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The Interchange**

50 metres

Experian Goad Plan Created: 15/01/2024
Created By: Barker Proudlove Ltd

