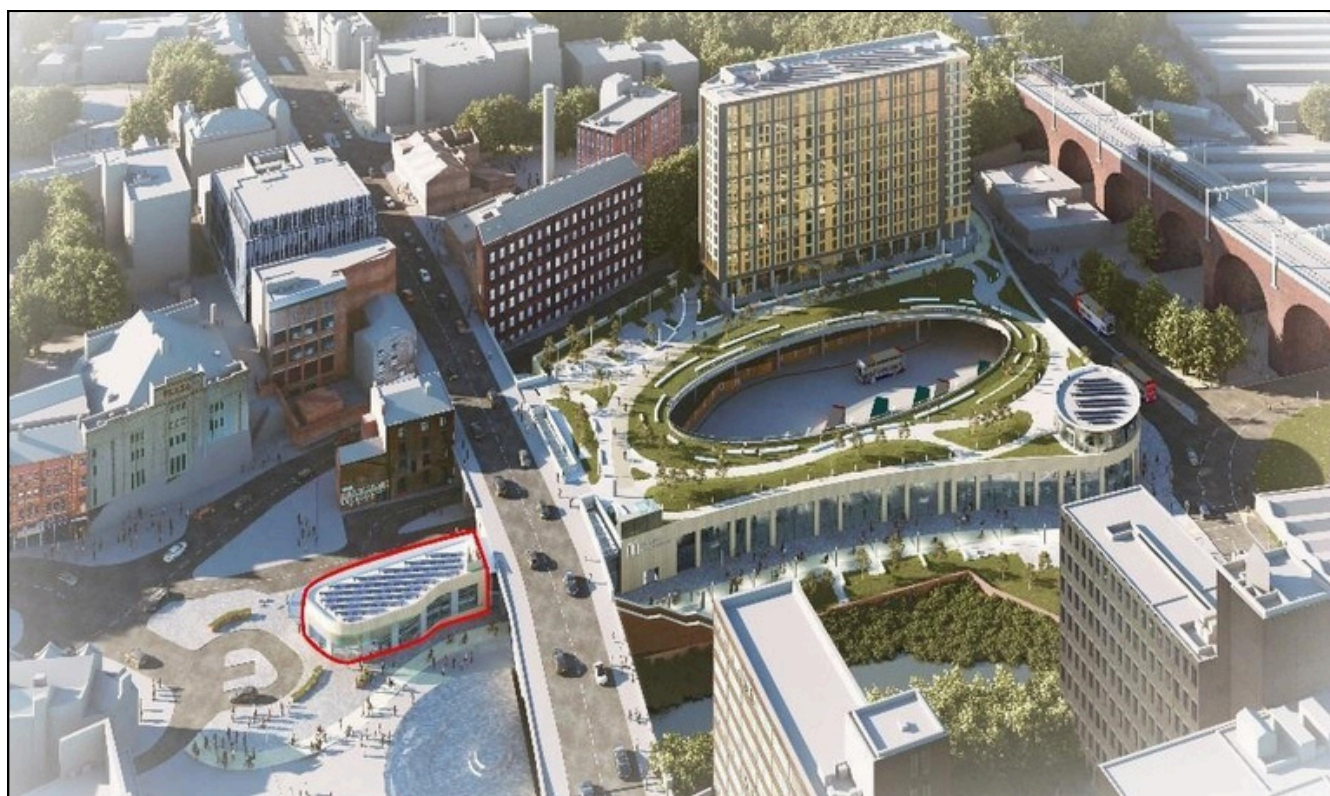


To Let



Stockport

Coffee Opportunity, The Interchange

Cafe Area 211 sq ft (19.63 sq m)

Cafe Seating 330 sq ft (30.65 sq m)

Rent on Application

Location & Description:

- 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.

Demise:

Cafe 211 sq ft (19.63 sq m)
Cafe Seating 330 sq ft (30.65 sq m)

Rent:

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

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

To be assessed.

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

Date Prepared:

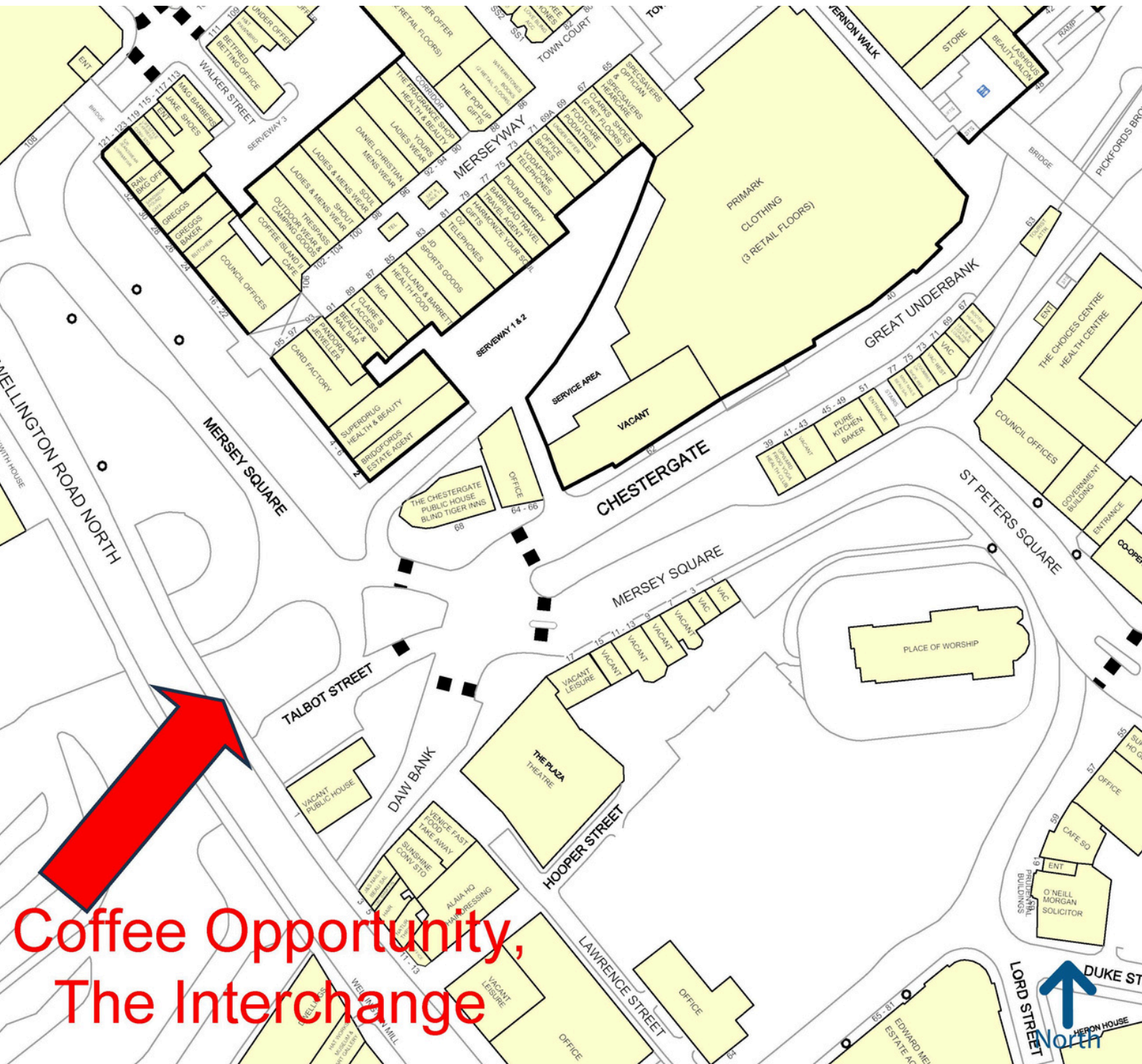
August 2024

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:

Tom Prescott
07841 168163
tom@barkerproudlove.co.uk

Kiera McLaughlin
07591 835776
kiera@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for 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 photography) 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 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 reference in these particulars to the fact 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.