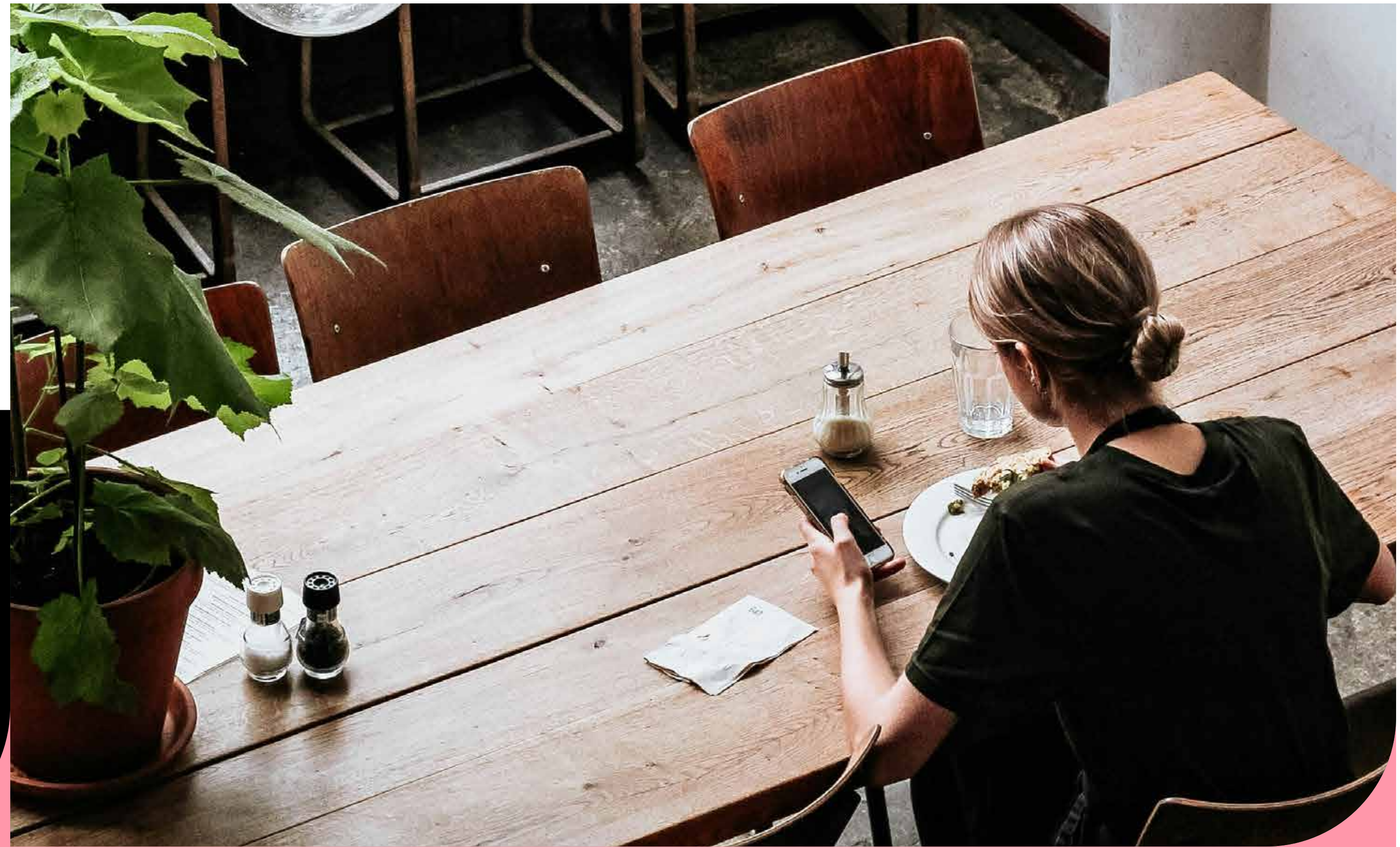


Calling local
cafés and bistros:

New kitchen
opportunity



STOCKROOM

**(FULL
BELLIES
FED
MINDS)**

STOCKROOM = ROOM FOR ANYBODY & EVERYBODY.

READ
BOOKS
DRINK
COFFEE



STOCKROOM

Stockport isn't up and coming, it's here.

STOCKROOM is a new common ground for getting together, collaborating or just popping by for a brew in the coolest town around.

Room to make noise, eat cake or find a bit of peace, play, take part, think and do new things.

Come to **STOCKROOM** and you'll uncover an epic library, children's learning space and archives – a spot to work, research or just relax with a good book.

STOCKROOM Studios is our creative events space, where new things are always in the works, bringing drinks, dinner and DJs to the mix.

Think of **STOCKROOM** as somewhere to come and go (and always come as you are).

**Open every day
10-5, and 'til 9 Thur-Sat.**

Dubbed the new Berlin, Stockport is experiencing a £1billion transformation.

STOCKROOM is slap bang at the centre of this, and at the centre of the town itself.

STOCKROOM is directly connected to Stockport's Merseyway shopping spot, where retailers include the likes of Boots, Primark, JD Sports and Waterstones.

A second entrance will also link us with the Underbanks, where popular indie businesses are peppered along the cobbles, including Yellowhammer, Rare Mags, Alfredo's Social, La Capilla and Michelin Star winner, Where The Light Gets In.

The area is home to plenty of well-known bars, including the Bakers Vault, The Good Rebel, Cherry Jam and Spin Off.

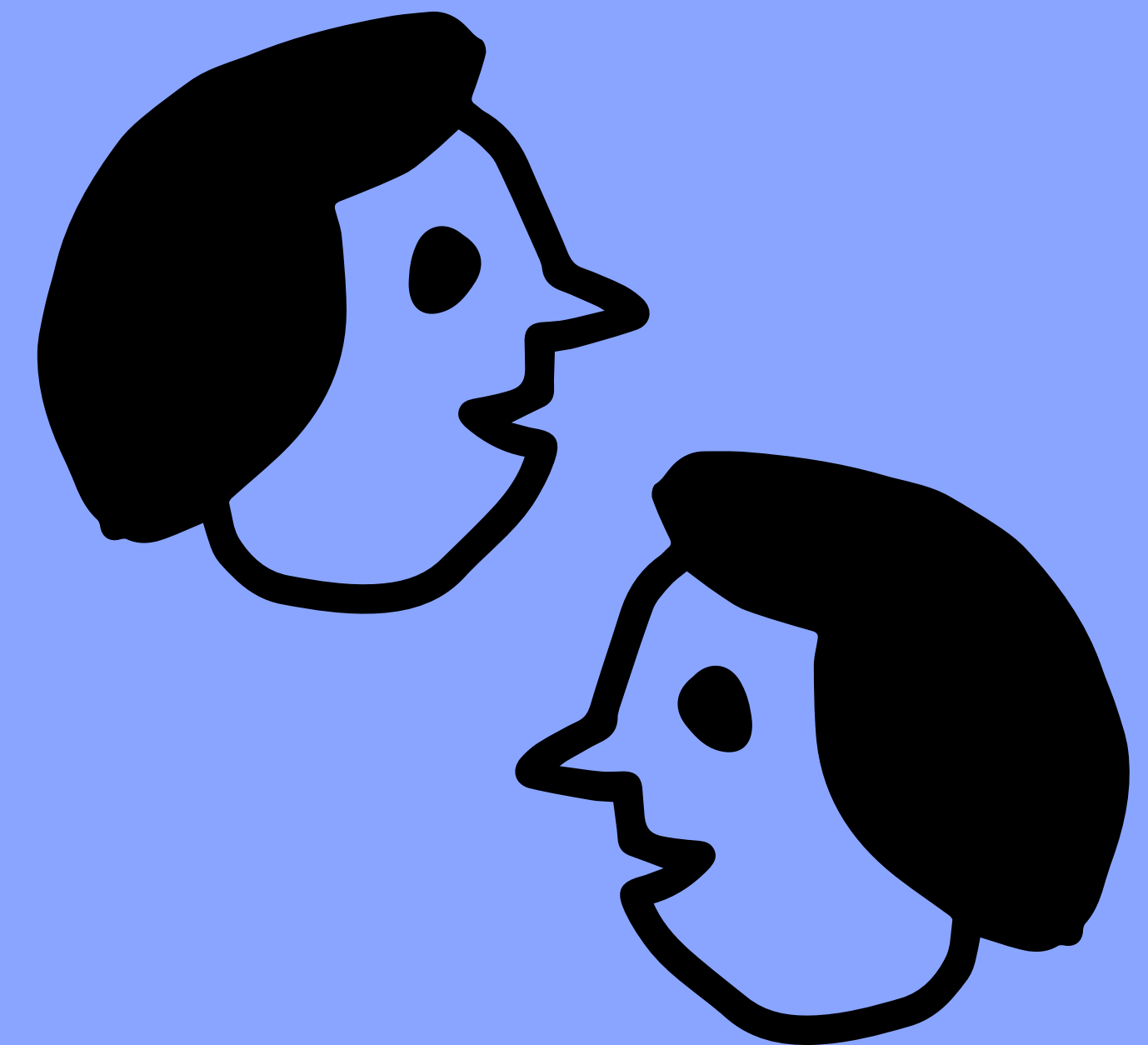
This thriving food and drink scene has already seen Stockport turn the head of Manchester Food and Drink Awards, picking up the title of Foodie Neighbourhood. No small feat.

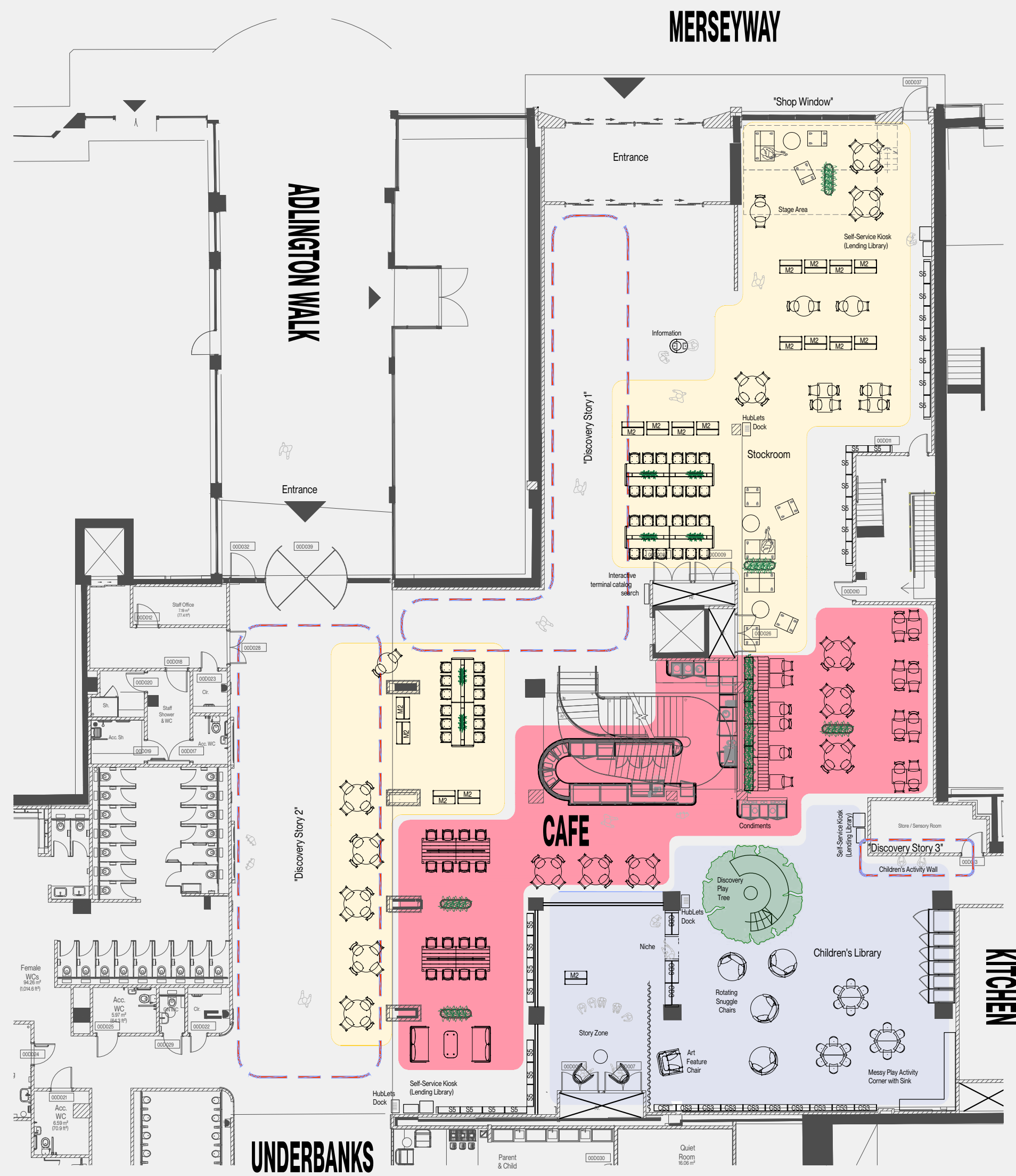


'Something special in the air' New bars, art, music & restaurants are turning heads in Stockport'

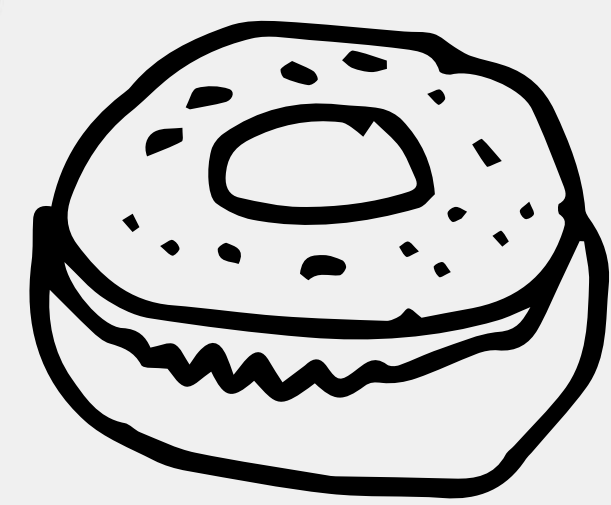
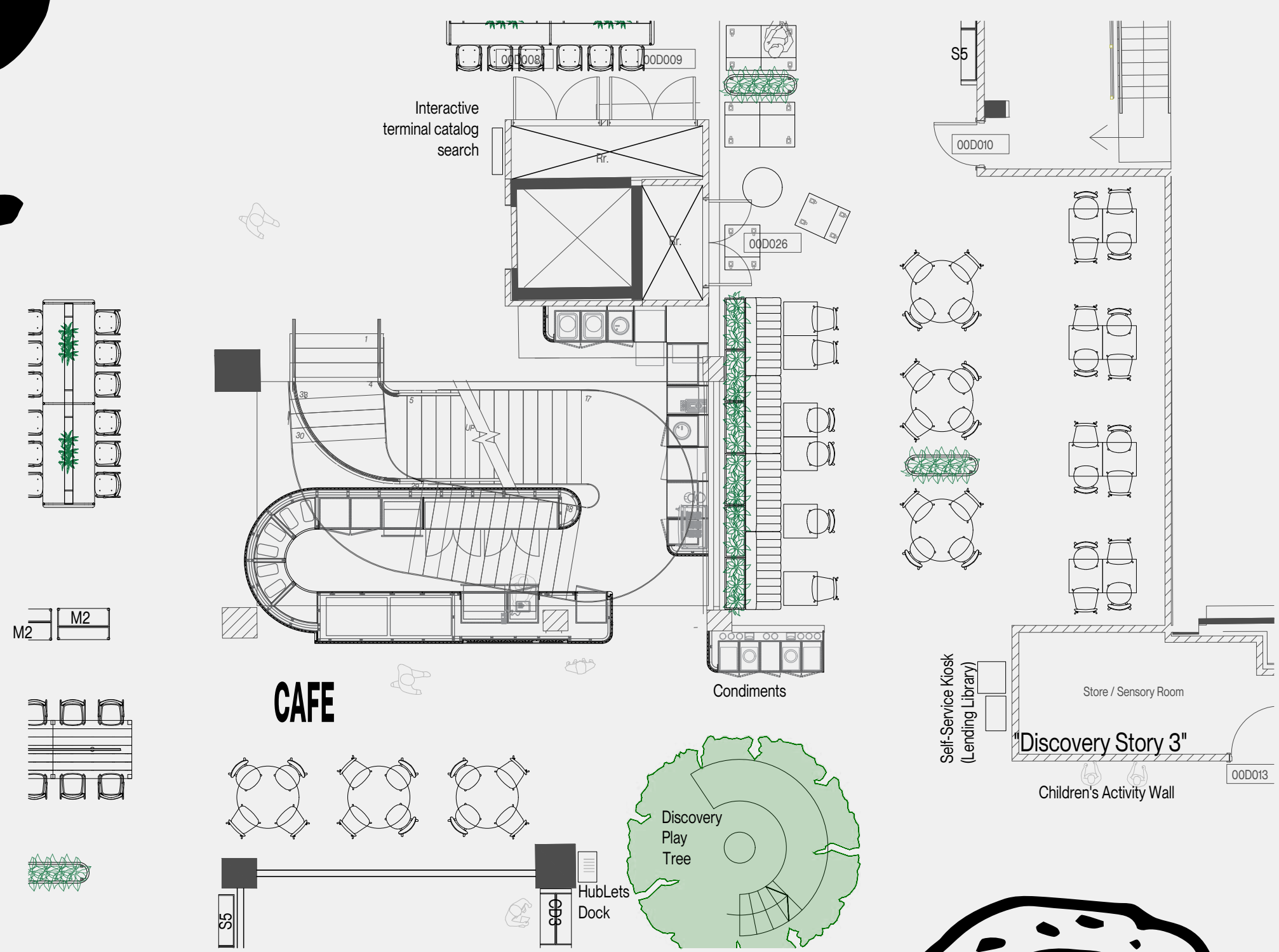
The Guardian Dec 2022

STOCKROOM





STOCKROOM



- **Covers 40 (formal dining)
88 (informal dining)**
- **Events catering for studios,
100 guests seated/buffet**

**YOUR
THING
BIG
THINGS**



A £1BN TRANSFORMATION OF STOCKPORT'S PAST, AND FUTURE.

STOCKROOM

Underbanks and Market Place

This stretch of the town was described by The Guardian as “one of the coolest little corners of the country”, and featured in The Telegraph’s ‘25 best places to shop’ list. The historic area is now a hotbed of culture, home to the fully-occupied Victorian Market Hall, and an array independent shops, bars and restaurants.

STOK

The former M&S store has been successfully transformed from an empty store to a contemporary workspace, offering 64,000 sq ft of flexible offices and a base for local business (and beyond).

Redrock

This unmissable mall houses The Light cinema, bowling lanes and an arcade, as well as food joints and a gym.

Weir Mill

Capital & Centric are taking one of Stockport’s many mills under their wing, creating a new residential community. 253 apartments will breathe new life into the historic, late eighteen-century Weir Mill, with two neighbouring new-build blocks to boot. Greenery and outdoor spaces will see Weir Mill become a stand-out destination on the banks of the Mersey River.

Stockport Interchange

The shiny new transport hub opened in March 2024, bringing brand new bus facilities, a two-acre rooftop park and a riverside walkway, as well as walking and cycling bridges connecting it to the train station. The Interchange will also be a home to many, with 196 apartments ready to rent from summer 2024.

Stockport 8

One of the largest town centre regeneration projects in the UK, Stockport 8 will deliver a new neighbourhood of 1,200 homes across an eight-acre site. Early plans include spaces for independent businesses, plus green spaces for people to picnic.

Stockport Exchange

Opposite Stockport station, this Grade A business hub will give major businesses like BASF, musicMagpie, Stagecoach and ONP a home, with a Holiday Inn Express to put people up, a Sainsbury’s for supplies and the popular bar, Bask.

Royal George Village

Buildings and land on the former Stockport college campus are going to get a serious makeover, seeing a redevelopment with 442 apartments and the Grade 2 listed school building converted into collaborative co-working space.

Stockport is named “2024’s best place to live in the North West” by The Sunday Times

Interested in joining us at STOCKROOM?

**You can find all the finer details in
The Leasehold Offer Template.
For more info, reach out to Barker Proudlove
on the details below.**



Kiera McLaughlin

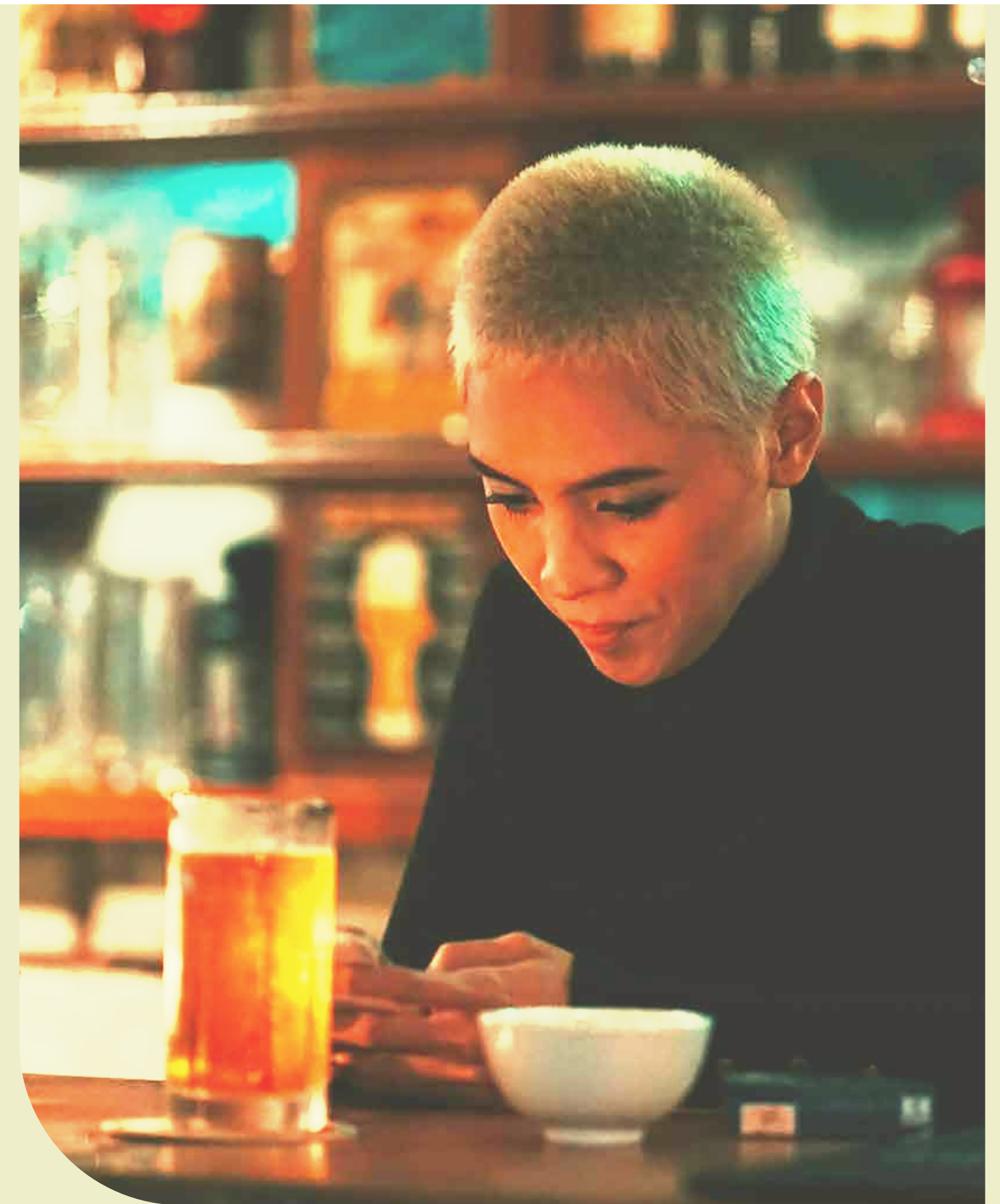
Mobile: 07591 835 776

Email: kiera@barkerproudlove.co.uk

Tom Prescott

Mobile : 07841 168 163

Email: tom@barkerproudlove.co.uk



Design by StudioDBD

STOCKROOM



POWERED BY
**LEVELLING
UP**

TEMPLATE FOR APPLICATION/SUBMISSIONS

This prescribed submission template is to ensure the judging panel can score applications in a clear and transparent manner. Failure to make submissions in the manner described is likely to result in a lower overall score as it will be harder for the panel to extract and score the necessary information.

The opportunity is being offered as a fully fitted leasehold opportunity, to be documented via an Agreement for Lease to bind the parties, with the lease to complete once the fit out has been completed by SMBC (the Landlord).

SECTION 1 – COVENANT – 20% OF SCORING

1. Proposed tenant

Please confirm the name of the tenant entity, their registered office and trading address, telephone numbers, email address and company registration number if applicable. If available, please provide 3 years' accounts for the business being proposed

If the proposal is for the lease to be taken under a personal name(s), please provide bank statements or a bank reference as proof of financial suitability. We will also require proof of identification i.e., a passport or driving licence.

If you proposed to guarantee the company taking the lease, please confirm the full name, postal address, telephone numbers, email address and company registration number (if applicable) of the guarantor proposed.

2. Funding

Please provide details of how you propose to source your initial financial investment in the business.

SECTION 2 – QUALITY OF OFFER – 50% OF SCORING

3. Experience

Please provide a summary of your experience working in this sector, including information regarding any similar businesses you are operating/have operated.

4. Use/Offer details

Further information, such as proposed sample menus, mood boards, branding designs etc can be included here.

5. Opening times

What opening times are you proposing?

The Landlord is expecting the successful operator to trade up to 7 days a week with later opening on advertised evenings (possibly linked to events)

6. Social Value

It is critical for local residents and businesses that this project has a significant positive impact on the local area. Please explain your approach to delivering a social value strategy which includes the number of local businesses you expect to work with and jobs you expect to bring, how you intend to develop the skills of your employees, how you intend to minimise environmental impact of the offer.

7. Marketing Strategy

Please summarise how your marketing strategy will attract new customers.

8. Design and Layout

Please provide any initial comments you have regarding the proposed layout, design and finishes and suggest any changes you would like to make.

SECTION 3 – LEASE TERMS – 30% OF SCORING

9. Lease Term

The Landlord is seeking a *10-year lease*, without breaks that is contracted out of the Landlord and Tenant Act 1954, Part II.

10. Break Options If you are seeking break options, on which anniversaries do you propose they occur? What conditions are you proposing on any breaks you are seeking, and how much notice do you propose to give?

11. Rent

How much rent do you propose to pay on an annual basis, exclusive of all other properties costs including utilities, rates, service charge, insurance, and VAT? It is expected that a ratcheted turnover rent is to be agreed. This would operate on the following basis.

12. Rent Review

If a ratcheted turnover rent is adopted as per section 10 then there will be annual review to the higher of X% of turnover or 80% of the previous years' rent payable. If that is not what you are proposing, please confirm details of the proposed rent review type and frequency.

13. Incentive

The Landlord is proposing a *6-month rent free period before* rent becomes payable. Please confirm whether that is agreed and if not, how much incentive you would be seeking.

14. Business Rates

The Landlord is expecting the operator to be fully responsible for the payment of business rates.

15. Timing

It envisaged that the transaction will be documented via an Agreement for Lease, to bind the parties while the Landlord undertakes the fit out. Please confirm whether you can commit to the following timescales should your proposal be accepted

- A
- B
- C
- D

16. Joint PR

The Landlord expects the new tenant to work with them to generate positive PR once the new tenant is announced. Please confirm this is agreed.

17. Conditions

Please confirm that there are no conditions attached to your offer (financial or otherwise) which could impede your ability to progress quickly to exchanging an Agreement for Lease.

For clarity, this is not a Formal Tender and as such our client is not obliged to accept the highest, or indeed, any offer received. The Council and its agents reserve the right to raise queries and potentially negotiate points of detail once an initial offer have been received.

Barker Proudlove or their client SMBC 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.

Contact details for further questions/information

Deadline for submissions

Interview panel