

To Let



Stockport

38-40 Princes Street

Ground Floor: 2,456 sq ft (228 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.
- Merseyway is Stockport's prime retail destination. The scheme provides over 308,000 sq. ft. of retail accommodation and benefits from 835 car parking spaces. Merseyway is anchored by Primark and has a strong mix of tenants including Boots, Superdrug, JD Sports, Office Shoes, Deichmann and River Island.
- The subject premises is situated towards the end of Princes Street, close to Virgin Money.

Demise:

Ground Floor 2456 sq ft (228.2 sq m)

First Floor 1417.6 sq ft (131.7 sq m)

Second Floor 681 sq ft (63.3 sq m)

Rent:

Available upon request.

Lease:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Short term occupancy is available.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £31,500.

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:**Jessica Swain**

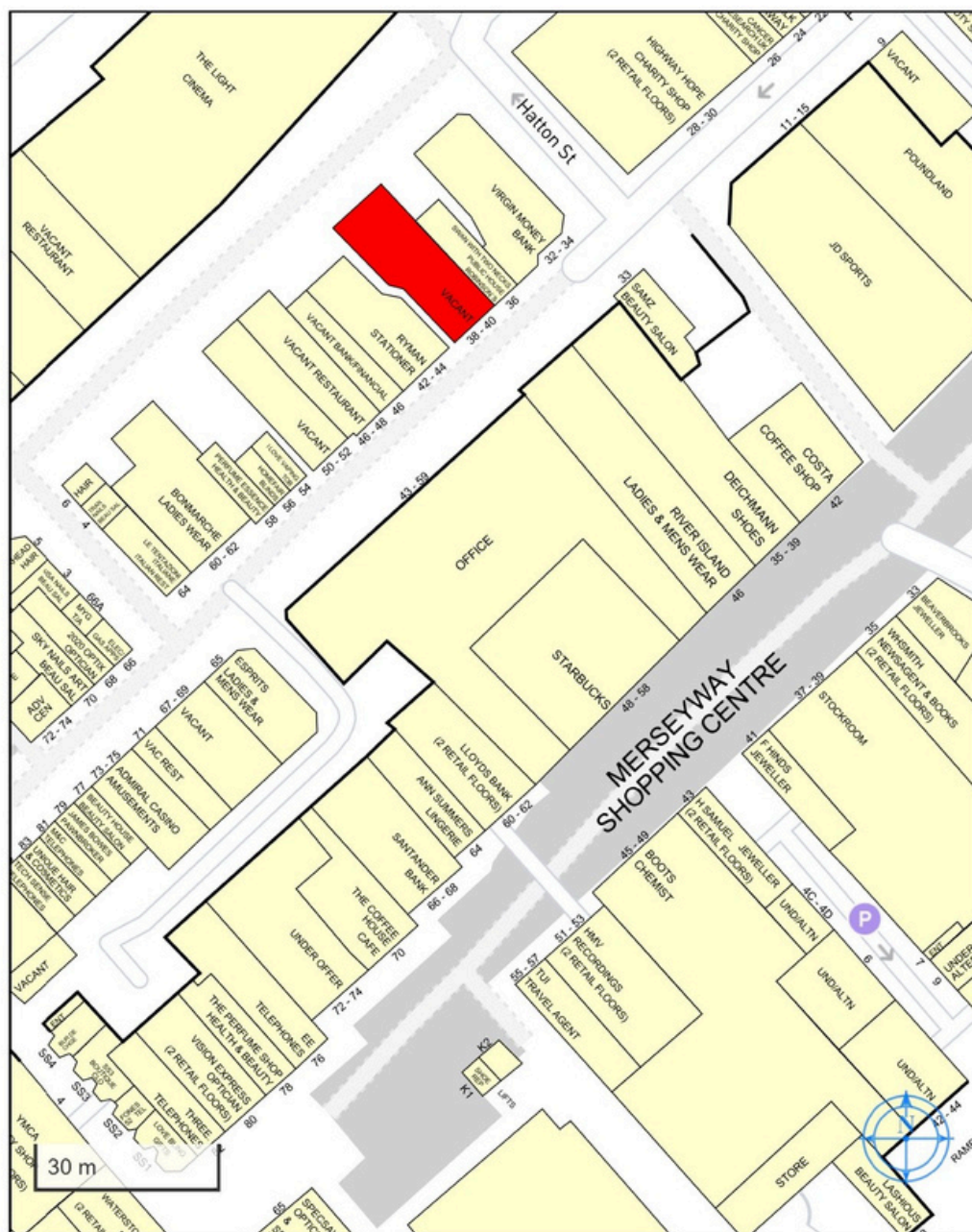
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