

To Let



Stockport

Unit D11-12, 42-44 Great Underbank, 12 Adlington Walk,
Merseyway Shopping Centre

Ground Floor: 4,397 sq ft (408.5 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 Superdrug, JD Sports, Office Shoes, Deichmann and River Island.
- The subject premises is situated in close proximity to Boots, H Samuel and the newly opened Stockroom.

Demise:

Ground Floor 4,397 sq ft (408.5 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.

Service Charge:

On-account service charge for the current year stands at approximately £18,471.49.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £35,500.

Date Prepared:

August 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.

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