

## 16a Market Place Stockport

### HIGHLY PROMINENT RESTAURANT OR BAR OPPORTUNITY AVAILABLE

We are delighted to present this highly prominent restaurant or bar opportunity located at the gateway to the Historic Market Place with an additional proposed roof garden. This area is anchored by the town's famous Victorian Market Hall and the newly reopened Produce Hall. A vibrant mix of food and beverage businesses are already operating in the

area, including The Bakers Vaults, Remedy Bar & Brewhouse, Blackshaws, Where The Light Gets In, Project 53 and The Angel Inn. The Historic Market Place is also home to Foodie Friday, Stockport's award winning monthly outdoor food and drink event which attracts up to 2,500 visitors.



# Description



Stockport Council would welcome interest from parties seeking an offer to provide a bar and/or restaurant.

**Bids are to be submitted by e-mail to [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk) by no later than Friday 21st June 2019 by 5:00pm.**

This single storey unit consists of two areas measuring as follows:

- 16a Market Place NIA (circa) - 104 SQ M / 1119 SQ FT
- Rooftop garden area NIA (circa) - 108 SQ M / 1163 SQ FT

## Handover Specification

Landlord's works will be undertaken prior to handover as set out in the attached 'Specification of Landlords Works - May 2019'. The premises will benefit from a live electrical and water supply.

## Lease Terms

The unit is available to let on a new lease for a term to be agreed. The premises will be available by way of a full repairing and insuring lease.

## Rental

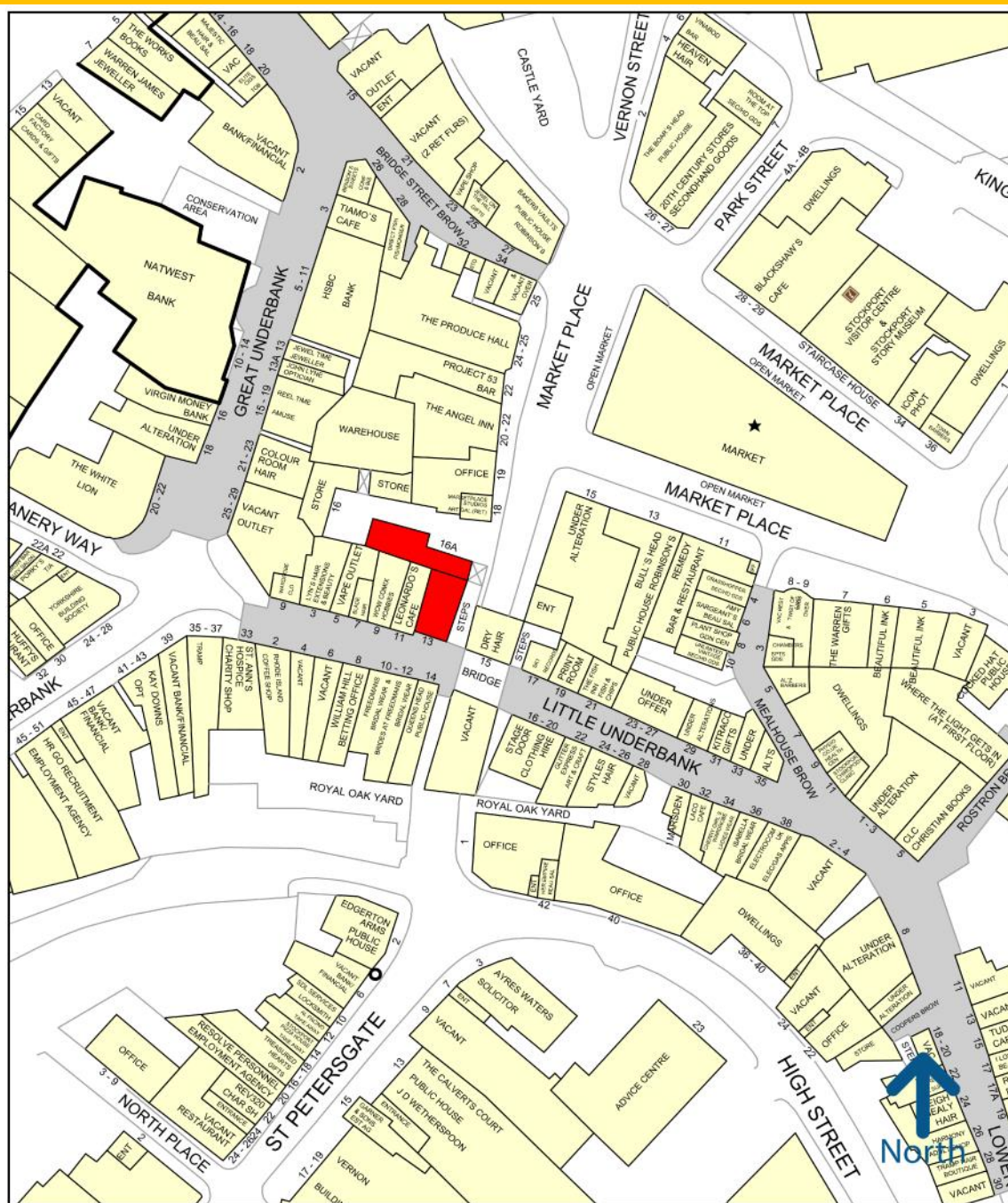
All financial offers will be considered, including turnover related rents where there is clear evidence to support the figures being proposed.

## Business Rates

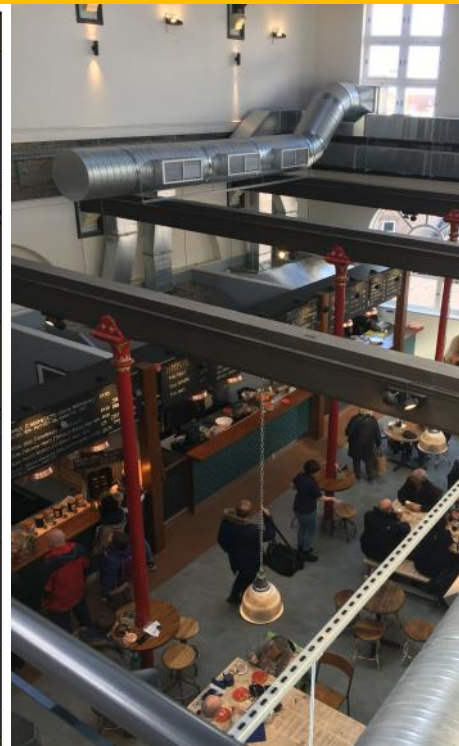
A rating assessment will be provided once the new use is confirmed. Prospective tenants are advised to make their own enquiries to obtain rating estimates specific to their proposed use prior to making an offer. Interested parties are advised to contact Business Rates at Stockport MBC (0161 474 5188) in order to confirm the Business Rates payable on this property.







Experian Goad Plan Created: 25/04/2019  
Created By: Barker Proudlove Ltd



Around £1 billion is being invested in Stockport, transforming the town, building on its strengths and bringing opportunities for all. For further information see:

[www.stockport.gov.uk/investingingrowth](http://www.stockport.gov.uk/investingingrowth)

In recent years, Stockport Market has become a hive for activity and destination of choice for prominent tenants with major new lettings including Project53, The Angel Inn, Produce Hall and Blackshaws. The Market Place is also host to Foodie Friday attracting up to 2500 visitors.

The unit itself sits at the St Petersgate Bridge entrance to the Market Place.

St Petersgate Bridge provides a short pedestrianised link between The Market Place, Underbanks and St Petersgate, with a short walk to the town's prime retail pitch - Merseyway.

The Underbanks has also seen a new wave of interest with occupiers such as the Print Room Café, Laco and Tramp. Other key developments include ProFolk co-working space and the White Lion amongst other residential led mixed use developments.

Merseyway, Stockport's prime retail pitch, is home to Primark, Tesutti, JD Sports, River Island and Boots and major banks; it also has ample parking and is adjacent to the town's latest £45m leisure development - Redrock which boasts restaurants including Zizzi, Pizza Express and Loungers and is exceeding footfall expectations.



### Town Centre West

One of several key sites coming forward as part of Stockport's Mayoral Development Corporation and Town Centre West - Greater Manchester's newest, greenest, and coolest affordable urban neighbourhood to be delivered on 130 acres brownfield land to the west of the town centre, bringing forward 3,000 homes.

### Stockport Interchange

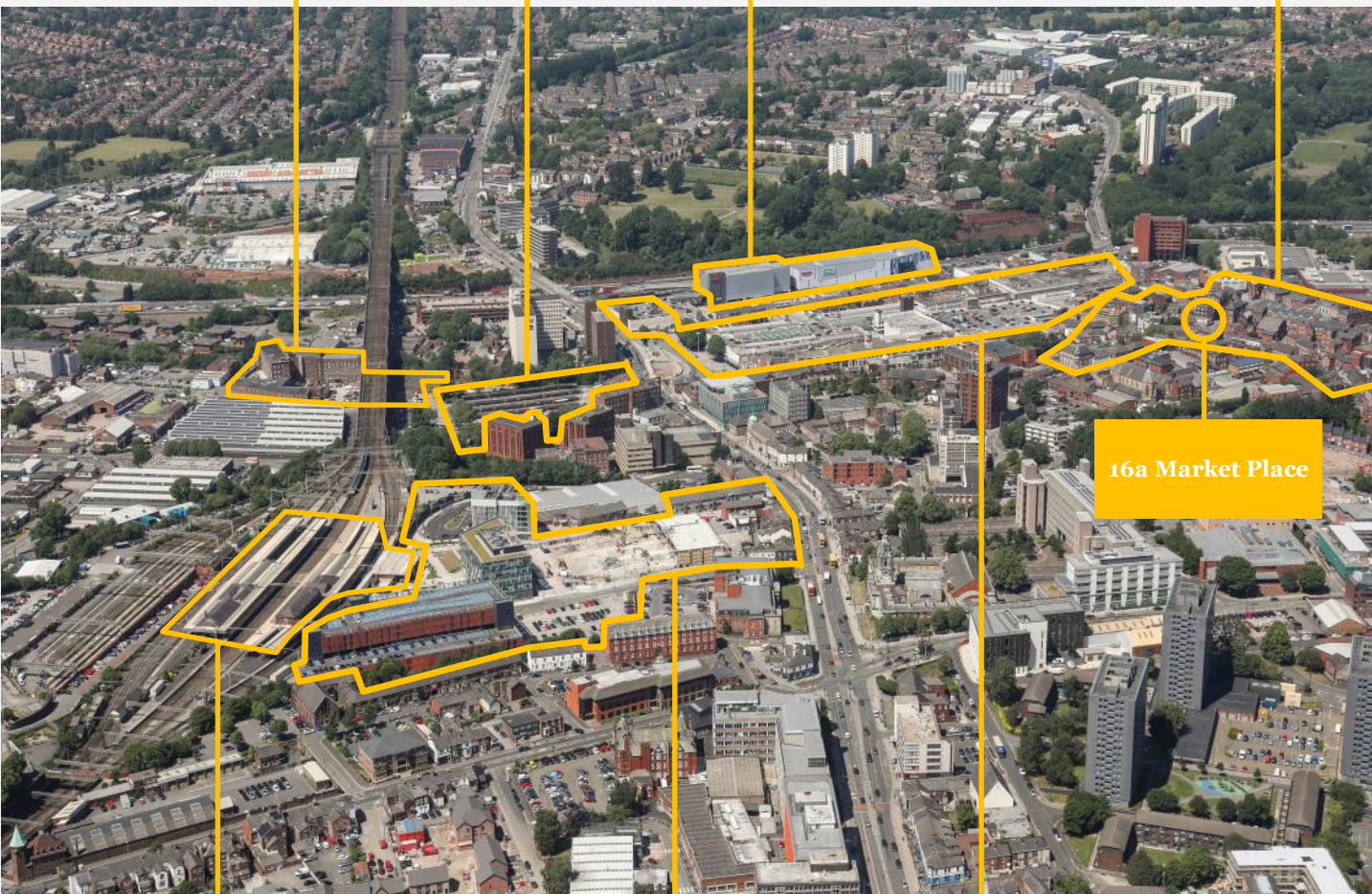
State-of-the-art transport facilities in the heart of the town centre complemented by 2 acre park, 198 new high quality apartments; and improved links between the interchange and rail station.

### Redrock

New £45million Leisure development anchored by The Light Cinema with restaurants including Zizzi, Pizza Express and Loungers.

### Market Place and Underbanks

Stockport's historic core is quickly becoming a food and drink destination and already home to Produce Hall, Where the Light Gets In, Blackshaws, The Angel Inn, Project 53, The Bakers Vaults and Remedy Bar and Brewhouse.



### Stockport Station

Major mainline railway station offering direct trains to London Euston in under 2 hours and trains to Manchester in just 8 minutes. Used by over 3.5 million passengers each year.

### Stockport Exchange

New grade A office, hotel and commercial development including a 115 bed Holiday Inn Express, delivering a total of 375,000 sq. ft. of new office space to Stockport. Phase 3 currently underway comprising of a 61,500 sqft office.

### Merseyway Shopping Centre

Towns prime retailing pitch including River Island, Boots, JD Sports, Tesutti and Primark.

# Contact

Viewings are to be arranged via the sole agent, Barker Proudlove.



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Stockport Metropolitan Borough Council reserves the right to vary or discontinue this marketing process at any time. **For clarity, this is not a Formal Tender and as such our client is not obliged to accept the highest, or indeed, any offer.** Barker Proudlove will provide a detailed scoring matrix to our client, against which all bids will be assessed. We will also provide an agents recommendation report. Scoring criteria will include track record/brand perception/financials/lease terms etc. The proposals and all scores allocated to each proposal will remain confidential throughout and after the process is completed. We expect all parties to have carried out adequate research/ due diligence regarding the site/building in order to progress straight to lease upon agreement of formal Heads of Terms. Barker Proudlove, CBRE or their client Stockport Metropolitan Borough Council 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.

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