



# THE WHITE LION

20 Great Underbank, Stockport

## HIGHLY PROMINENT BAR / RESTAURANT OPPORTUNITY AVAILABLE

We are pleased to present this highly prominent restaurant or bar opportunity, which is situated at the entrance to Stockport's Historic Core as you enter from the town's prime retail pitch on Merseyway. The Historic Core 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 and Brewhouse, Blackshaws, Where The Light Gets In, Project 53 and The Angel Inn. The Historic Core is also home to Foodie Friday, Stockport's award winning monthly outdoor food and drink event which attracts up to 2,500 visitors.





## THE WHITE LION

The White Lion offers a unique opportunity to secure a landmark character building in the heart of Stockport town centre. The premises occupy a dominant corner location at the gateway to The Historic Core from the prime retail pitch on Merseyway.

**GROUND FLOOR GIA:** 232 SQ M / 2,297 SQ FT

**BASEMENT GIA:** 226 SQ M / 2,432 SQ FT

\* Full CAD plans are available on request. Please note that the above are approximate at this stage.

## QUOTING TERMS

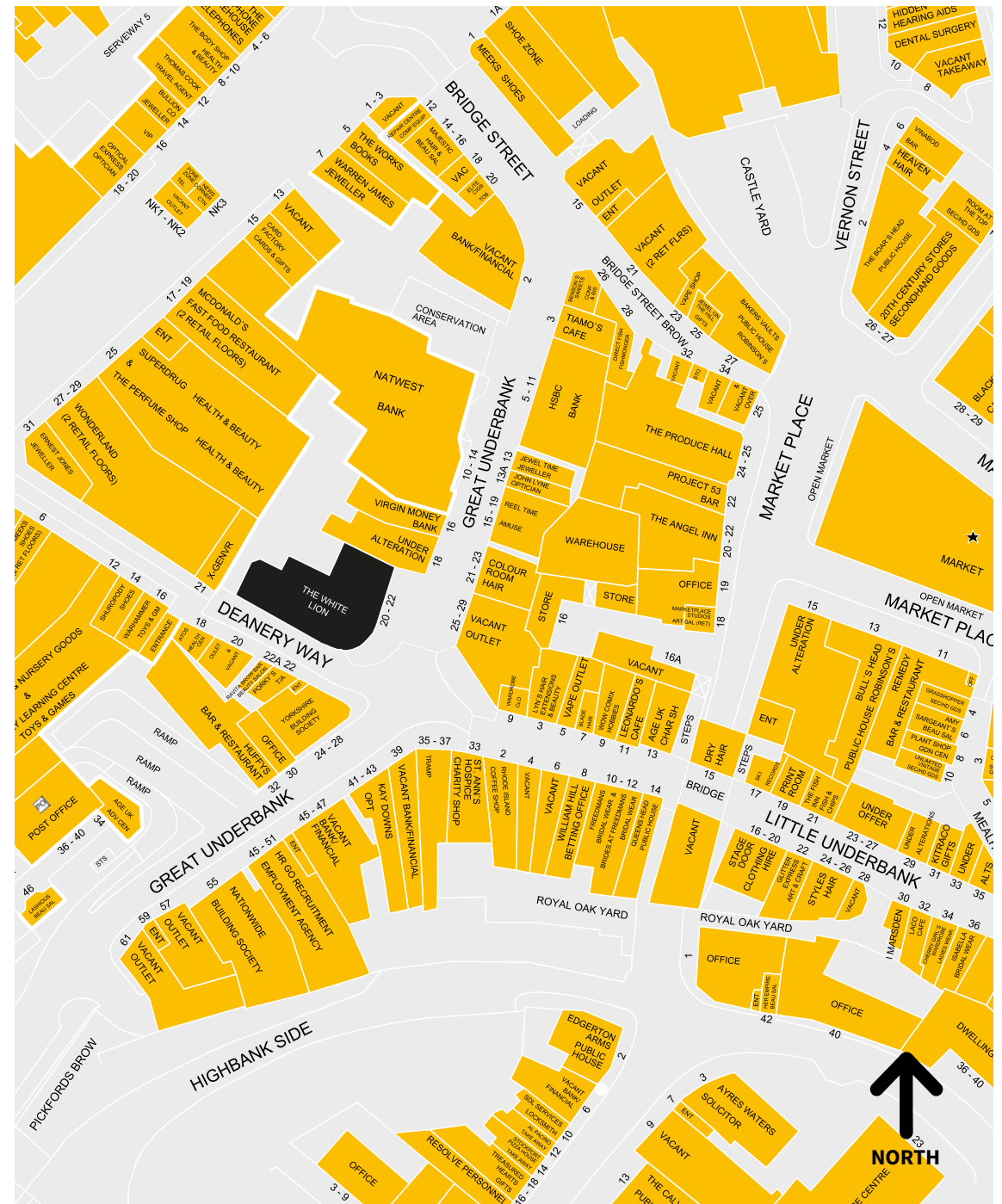
- **Term:** 15 years
- **Rent:** All financial offers will be considered, including turnover related rents where there is clear evidence to support the figures being proposed.

The premises will be available by way of a full repairing and insuring lease. 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. **All offers are to be submitted in writing via email to [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk).**



# LOCATION

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).





### 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.

### TRANSPORT 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 £45 million leisure development anchored by The Light Cinema, which hosted over 500,000 visitors last year and restaurants including Zizzi, Pizza Express and Loungers.

### MARKET PLACE & 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 RAIL STATION

Major, mainline railway station offering direct trains to London Euston in under 2 hours and trains to Manchester City Centre in 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. Phase 3 is underway, comprising a new 61,500 sq ft 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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