

HIGH STREET PROPERTY / CLASS E

103-105 Princes Street, Stockport SK1 1RW

**Rent: On application****Ground Floor Area**

874 Sq ft / 81 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Tom Prescott****Mob:** 07841 168163**Email:** tom@barkerproudlove.co.uk**Jessica Swain****Mob:** 07885 127366**Email:** jessica@barkerproudlove.co.uk

Location:

Stockport is a large, affluent town situated on the boarder 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 state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,000 new homes.

Princes Street is Stockport's key secondary high street, with the cinema scheme, Redrock to the east. The street is pedestrianised and in close proximity to the town centre's main car parks, situated above Merseyway and Redrock.

Retailers in the immediate vicinity include Betfred, CEX, and Rosie's Cafe.

Demise:	Sq Ft	Sq M
Ground Floor	874	81.20
First Floor	1,069	99.31
Second Floor	999	92.81
Basement	800	74.32

Rent:

Upon Application.

Tenure:

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

Business Rates:

The premises currently has a rateable value of £25,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

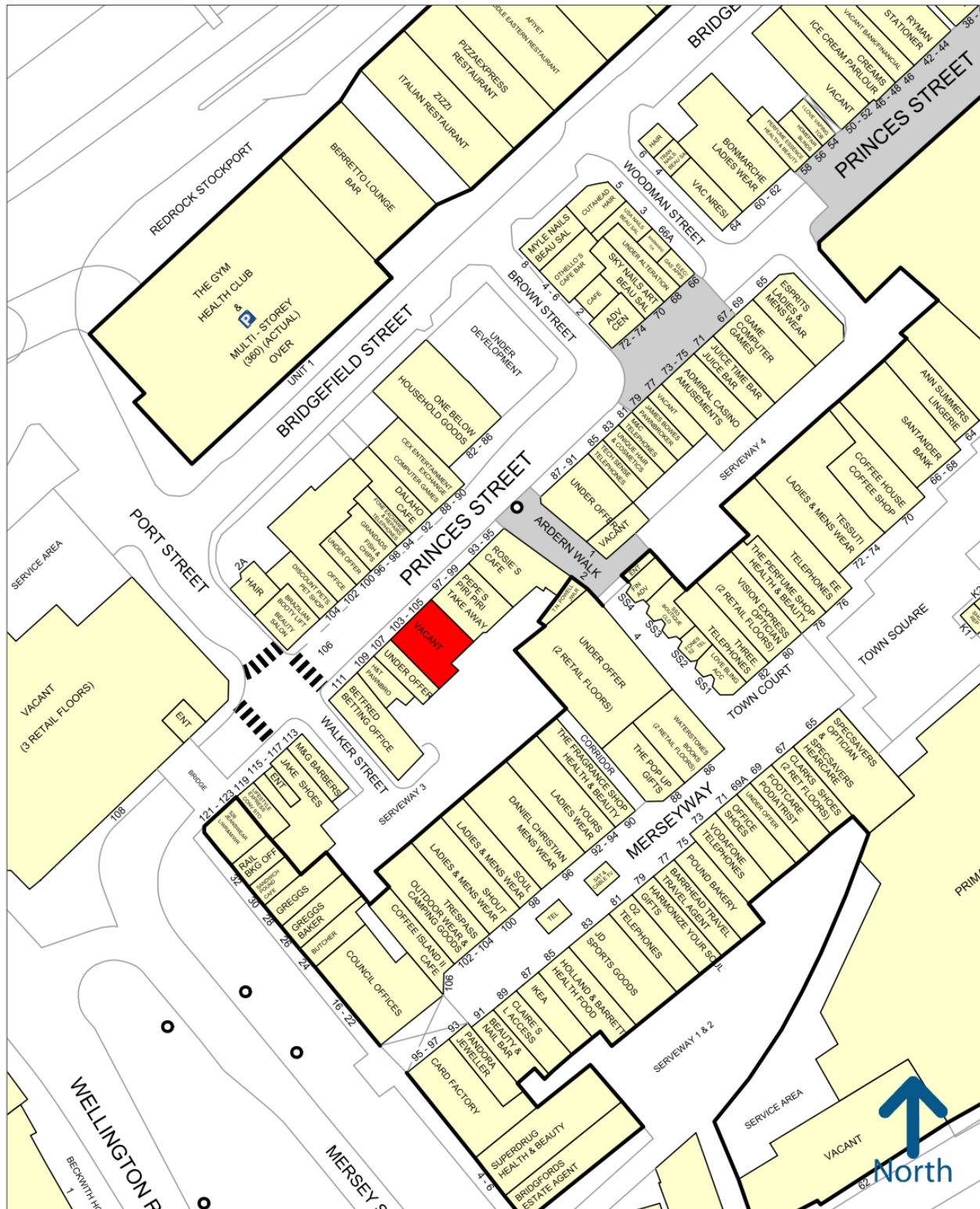
August 2023

Subject to Contract

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Stockport



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