

HIGH STREET PROPERTY / CLASS E
100 Princes Street, Stockport



Rent: On application
Ground Floor Area
351 Sq ft / 33 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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.

Princes Street is Stockport's main secondary high street, which has been fully pedestrianised. Redrock, Stockport's leisure scheme anchored by The Light cinema with tenants including Pizza Express, Loungers and The Gym is located on the adjacent Bridgefield Street to the north. Merseyway, the town's prime retail pitch runs immediately parallel to Princes Street to the south. Retailers in the immediate vicinity include Betfred, Rosie's Café, Pepes Piri Piri, CEX, and One Below.

Demise:	Sq Ft	Sq M
Ground Floor	351	32.61
First Floor	259	24.06

Rent:

Upon Application.

Tenure:

The premises are available by way of a new 5 year lease.

Business Rates:

The premises currently has a rateable value of £8,000. 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:

January 2023

Subject to Contract

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Stockport



50 metres

Experian Goad Plan Created: 24/01/2023

Created By: Barker Proudlove Ltd

