

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS A1 23-27 Little Underbank, Stockport



Rent: On application Ground Floor Area 937 Sq ft / 87 Sq M



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 state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,000 new homes.

This unique character property occupies a prominent position within Stockport's Historic Core. Where The Light Gets In and the Produce Hall food hall are both located in close proximity. Other occupiers on the pitch include Rhode Island Coffee and Freedman's Bridal.

Demise:	Sq Ft	Sq M
Ground Floor	937	87.05
First Floor	377	31.31

Cellar - Not Measured

Second Floor Flat - Not Measured

Rent:

Upon application.

Tenure:

A new 15 year FRI lease, subject to 5 yearly upward only rent reviews.

Business Rates:

The premises has a 2017 Rateable Value assessment of £13,350

For further details visit gov.uk or contact the business rates department at Stockport Council.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates

EPC:

Energy Performance Asset Rating - C

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:

February 2020

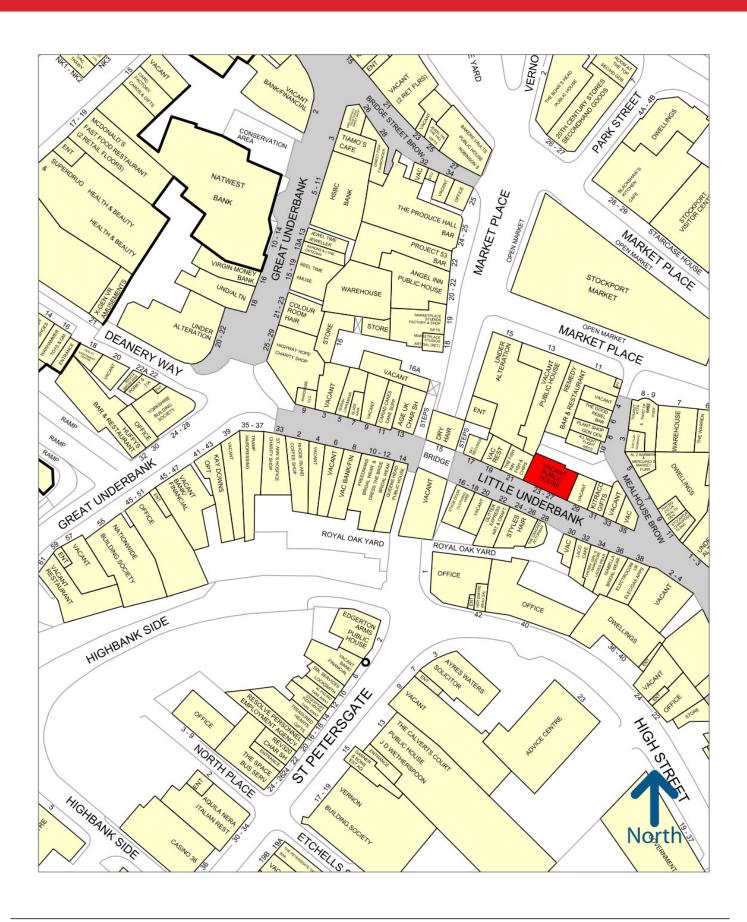
Subject to Contract

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