



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



**UNDER
OFFER**

Rent: On application

Area

937 Sq ft / 87 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Tom Prescott

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Location:

Stockport is a large, affluent town situated on the boarder of Greater Manchester and Cheshire. Stockport has the 54th largest shopper population in the UK (Javelin) and one of the highest PMA Affluence indicator ratings in the North West.

This unique character property occupies a prominent position within Stockport's Historic Core. Where The Light Gets In is located within close proximity and Steve Pilling is due to open a new food market in the nearby Produce Hall later in the year. 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 100% rates relief on eligible properties for 12 months from 1 April 2020.

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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