

HIGH STREET PROPERTY / CLASS A1

23-27 Little Underbank, Stockport



barkerproudlove
retail property consultants

Rent: On application

Ground Floor Area

937 Sq ft / 87 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Tom Prescott

Mob: 07841 168163

Email: tom@barkerproudlove.co.uk

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020

