

HIGH STREET PROPERTY / CLASS A1
87-91 Princes Street, Stockport



Rent: On application
Ground Floor Area
1,566 Sq ft / 146 Sq M

**UNDER
OFFER**

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

SUBJECT TO VACANT POSSESSION**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 the south of Princes Street. The unit occupies a prominent corner position at the junction from Princes Street in to the Merseyway Shopping Centre.

Retailers in the immediate vicinity include Betfred, Rosie's Café, Pepes Piri Piri, CEX, USC and One Below.

Change of Use to suit Food and Beverage sales will be supported, subject to the exact details of the proposed use.

Demise:	Sq Ft	Sq M
Ground Floor	1566	145.49
First Floor	1464	136.01
Second Floor	1107	102.84

Rent:

Upon application

Tenure:

Subject to vacant possession, the premises are available by way of a new 10 year, inside the Landlord and Tenant Act lease.

Business Rates:

The unit has a rateable value assessment of £34,500.

For further details visit Gov.uk or contact the business rates department in 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 - TBC

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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