

**HIGH STREET PROPERTY / CLASS A4****The White Lion 20 Great Underbank, Stockport****Rent: On application****Area****2,297 Sq ft / 213 Sq M****UNDER  
OFFER****Viewing Strictly through the sole letting agent.****Barker Proudlove****Tom Prescott****Mob: 07841 168163****Email: [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)**

**Location:**

Stockport is a thriving market town located approximately 7 miles south east of Manchester city centre. The town has the 6th largest shopping population in the North West (Javelin) and is in the top 10 most affluent towns in the region (PMA).

The White Lion is one of the most prominent and recognisable buildings in Stockport. Situated at the entrance to Stockport's Historic Core as you enter from the town's prime retail pitch on Merseyway.

The Historic Core is anchored by the town's famous Victorian Market Hall and the newly reopened Produce Hall. A vibrant mix of food and beverage businesses are already operating in the area, including The Bakers Vaults, Remedy Bar and Brewhouse, Blackshaws, Where The Light Gets In, Project 53 and The Angel Inn.

The Historic Core is also home to Foodie Friday, Stockport's award winning monthly outdoor food and drink event which attracts up to 2,500 visitors.

**Accommodation:**

\* Full CAD plans are available on request. Please note that the above are approximate at this stage.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	2297	213.4
Basement	2432	225.94

**Rent:**

Upon application

**Tenure:**

The premises will be available by way of a full repairing and insuring lease. A rating assessment will be provided once the new use is confirmed. Prospective tenants are advised to make their

**Business Rates:**

The unit has a 2017 rateable value assessment of £53,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

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 multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - sh

**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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