



**HIGH STREET PROPERTY / CLASS A1**  
107 Princes Street, Stockport



**Rent: On application**  
**Ground Floor Area**  
583 Sq ft / 54 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 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 Princes Street to the south. Retailers in the immediate vicinity include Betfred, Rosie's Café, Pepes Piri Piri, CEX, USC, One Below and Debenhams.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	583	54.16
First Floor	575	53.42
Second Floor	587	54.53
Basement	531	49.33

**Rent:**

On application

**Tenure:**

The premises are available by way of a new 5 year, inside the Landlord and Tenant Act lease.

**Business Rates:**

The unit has a 2017 rateable value assessment of £25,500.

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 - 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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