

HIGH STREET PROPERTY / CLASS A1

97-99 Princes Street, Stockport

**barkerproudlove**  
retail property consultants**Rent: On application****Area**

1,037 Sq ft / 96 Sq M

**LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)**Tom Prescott****Mob:** 07841 168163**Email:** [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

**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.

Princes Street is Stockport's key secondary high street, with the new cinema scheme, Redrock to the east and Debenhams to the west. The street is pedestrianised and in close proximity to the town centre's main car parks, situated above Merseyway and Redrock.

Retailers in the immediate vicinity include Betfred, BrightHouse, CEX, Rosie's Cafe and Debenhams.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1037	96.34
First Floor	548	50.91

**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 £22,250.

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 - D

**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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