

**HIGH STREET PROPERTY / CLASS A3****38-40 Princes Street, Stockport****Rent: £40,000 PA****Area****1,798 Sq ft / 167 Sq M****TO  
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.

The newly developed unit will provide dual frontage to front Princes Street and Red Rock and will include a large outdoor seating area as part of the demise. Princes Street, at the unit's southern elevation is Stockport's key secondary high street, anchored to the west by Debenhams. The northern frontage will open on to a beer garden which will be directly accessible from Red Rock, the town's new cinema scheme. Red Rock is anchored by The Light with Pizza Express, Loungers, Zizzi and The Gym trading alongside.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	1797.57	167
First Floor	2034.38	189
Second Floor	1313.2	122

**Rent:**

We are seeking rental offers in the order of £40,000 per annum exclusive.

**Tenure:**

The unit is offered on a new 15 year fully repairing and insuring lease.

**Business Rates:**

The business rates are to be reassessed following the redevelopment.

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

**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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