

**45 St Petersgate
Stockport
SK1 1DH**

To Let
£15,000 per annum, exclusive



80.3 sq.m (864 sq.ft)

Ground floor retail premises within a prominently located landmark building in Stockport town centre with car parking

- Prominent corner location
- Car parking for 2 cars
- Landmark property
- Well appointed premises with suspended ceiling, spot lighting and laminate flooring
- Fitted kitchen area
- Town centre location near to Stockport Old Town
- Within a short walk of prime retail areas and Stockport's bus and rail stations
- M60 motorway within a few minutes' drive
- Suitable for a variety of uses (subject to planning permission)
- Substantial ongoing investment in the town centre

Location

The premises are prominently located in a corner position, within a landmark building in Stockport town centre on the corner of St Petersgate and Piccadilly, not far from Stockport Old Town. The premises are within a short walk of Stockport's mainline rail station, bus station and extensive retail centre, where retailers include Boots, Waterstones, River Island, Bodyshop and Primark, amongst many others. Stockport has recently benefitted from substantial investment including improvements to the road network and major developments such as Stockport Exchange and Redrock and town centre occupiers now also include The Light Cinema, Pizza Express, Berretto Lounge, Holiday Inn Express and the Gym. Stockport benefits from motorway access (M60) and is within 20 minutes' drive of Manchester Airport. (SatNav: SK1 1DH).

Description

Well appointed ground floor retail premises within a mainly two storey retail parade. The property is a landmark building within Stockport town centre and has many attractive external features. The premises are well appointed and have a suspended ceiling, spot lighting, laminate flooring and a fitted kitchen area.



Ground Floor

80.3 sq.m (864 sq.ft) net internal area, including sales area with maximum dimensions of 4.93 m (16' 2") width x 16.02 m (52' 7") depth with display windows to the front side and rear and kitchen area with fitted wall and base units and sink unit. In addition, there is a toilet area with a WC and wash basin.



Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Car Parking

To the rear there is a car parking area where 2 cars may be parked (to be confirmed).

Security

The premises are fitted with security shutters to the front and rear and grills to a number of the windows.



Services

Available services include electricity, water and drainage. The premises have wall-mounted electric heaters fitted.

Energy Performance

Energy Performance Asset Rating F-140. EPC available on request.

Rateable Assessment

Rateable Value: £14,750

Business Rates Payable 2023/24: £7,360.25

NB: You may qualify for Rate Relief – please ask for details.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£15,000 per annum, exclusive plus VAT.

(The Landlord may require a Rent Deposit).

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, buildings insurance, etc. (details to be confirmed).

Viewings/Further Information

Fairhurst Buckley Sales & Lettings: 0161 480 3880.
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS
Email: enquiries@fairhurstbuckley.co.uk
www.fairhurstbuckley.co.uk

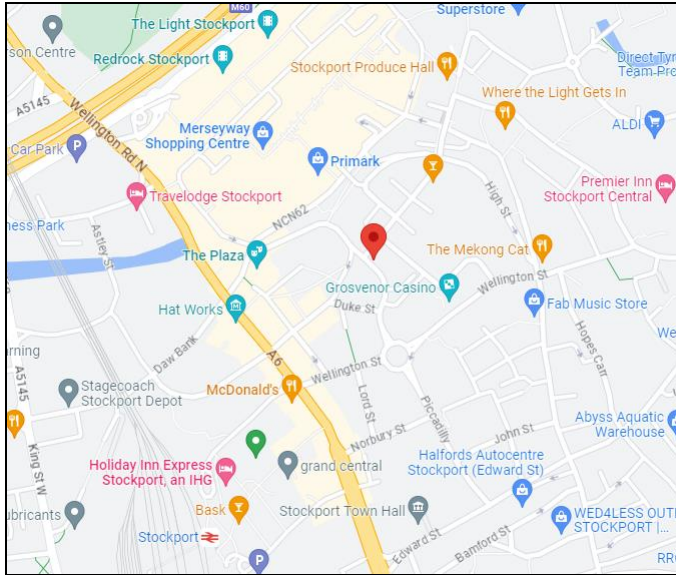
Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties involved.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Drone Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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