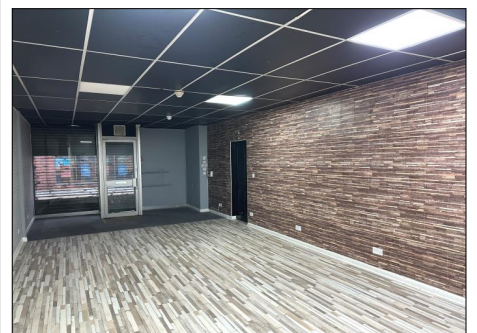
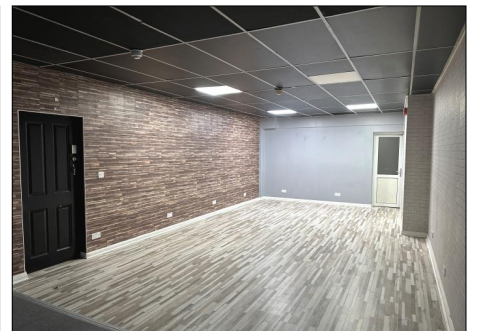


**41 St Petersgate  
Stockport  
SK1 1DH**

**To Let**  
**£9,750 per annum, exclusive**



**42.5 sq.m (457 sq.ft)**

**Ground floor retail premises within a prominently located landmark building in Stockport town centre**

- Prominent location
- Landmark property
- Well appointed premises with suspended ceiling and integral lighting
- Kitchen area
- Security shutter
- 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 located not far from Stockport Old Town, 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

Ground floor retail premises, within a mainly two storey retail landmark building within Stockport town centre, which has many attractive external features. The premises are well appointed and have a suspended ceiling, integral lighting, vinyl flooring (part carpeted) and a kitchen area.

### Ground Floor

42.5 sq.m (457 sq.ft) net internal area, including sales area with maximum dimensions of 4.24 m (13'11") width x 9.73 m (31'11") depth and kitchen area with fitted base unit and sink. In addition, there is a toilet with a WC and wash basin.



### Car Parking

There are public car parking facilities nearby.

### Security

The premises are fitted with a security shutter to the front.

### Services

Available services include electricity, water and drainage.

### Energy Performance

Energy Performance Asset Rating (tbc).

### Rateable Assessment

Rateable Value: £10,000

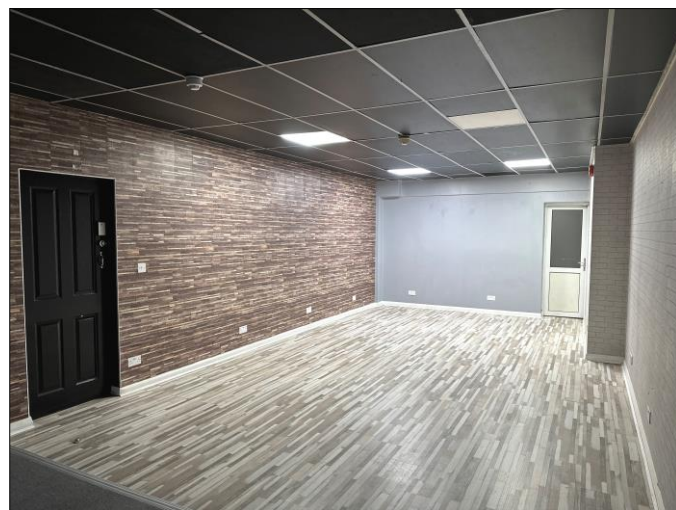
Business Rates Payable 2023/24: £4,990

**NB: You may qualify for 100% Small Business 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 an initial term of 2-3 years. The lease will be formed outside the Landlord & Tenant Act 1954.



### Rent

£9,750 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](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

### Possession

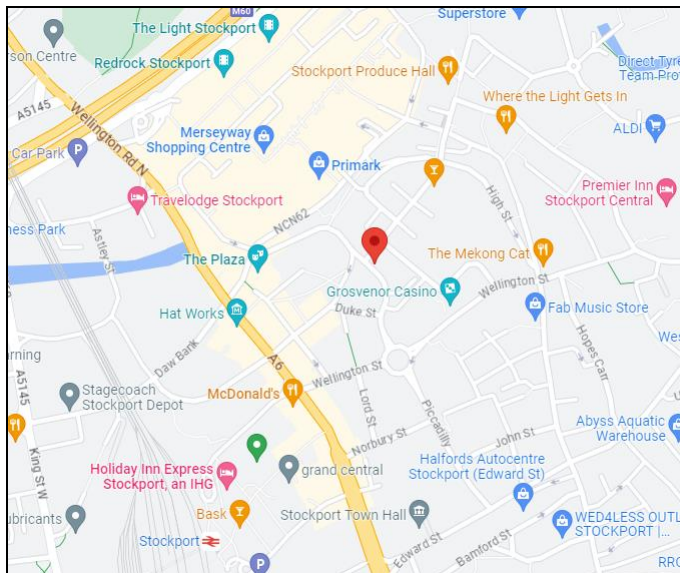
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

### Important Note

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

**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.

## 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 ●

For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

**(PA3570RET - 01/02/24-No.1)**

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