

**71-73 Great Underbank  
Stockport  
SK1 1PE**

**To Let**  
**£8,000 - £16,500 per annum,  
exclusive**



**34.7 - 70.8 sq.m (374 - 763 sq.ft)**

**Adjoining town centre retail premises adjacent to  
Merseyway Shopping Centre which may be combined**

- Prominent town centre location
- Close to Stockport's prime retail areas and 'Stockport Old Town'
- On-site dedicated car parking spaces available, if required
- Motorised security shutter and security alarm installation (No.71 only)
- Forming part of a well-established parade of shops
- Stockport's mainline rail station within 5/10 minutes' walk
- Bus station (forthcoming transport interchange) within 2 minutes' walk
- M60 motorway within 5 minutes' drive
- Substantial recent investment in the town centre
- Stockport town centre occupiers include The Light Cinema, Holiday Inn Express, Travelodge, Zizzi, Pizza Express, Primark and Waterstones

## Location

The premises are prominently located in Stockport town centre on Great Underbank, adjacent to the prime retail area of Merseyway Shopping Centre and close to the historic and developing 'Stockport Old Town', with its eclectic mix of independent retailers, bars, eateries, and indoor and outdoor markets. Stockport has benefited from substantial recent investment, including improvements to the road network and major developments such as Stockport Exchange and Redrock leisure and retail scheme. Town centre occupiers include The Light Cinema, Holiday Inn Express, Travelodge, Zizzi, Pizza Express, Primark, Waterstones, Asda, JD Sports, and many others. Stockport is a popular retail and commercial location and has a mainline rail link and motorway connection (M60), with Manchester Airport within 15/20 minutes' drive. (SatNav: SK1 1PE)

## Description

Adjoining mid-parade, retail premises forming part of a single storey parade with modern aluminium framed shop fronts and a flat roof.



### No.71

34.7 sq.m (374 sq.ft) net internal area, including main sales area with maximum dimensions of 4.44m (14' 7") width by 6.73m (22' 1"), kitchen with sink unit, base units and electric water heater and anteroom with wash basin and electric water heater. In addition, there is a toilet area with WC.

### No.73

36.1 sq.m (389 sq.ft) net internal area, including main sales area with maximum dimensions of 4.47m (14' 8") width by 8.56m (28' 1"). In addition, there is a toilet area with WC and wash basin.

## Car Parking

There is a dedicated on-site car parking space available at an additional rent of £500 per annum, exclusive, if required. There are also several public parking facilities nearby including along Great Underbank and the large Merseyway Shopping Centre car park.

**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.

## Security

There is a motorised security shutter fitted over the shop front and a security alarm installation (No.71 only).

## Services

Available services include electricity, water, and drainage. There is gas available (no meter) in No.73 only.

## Energy Performance

Energy Performance Asset Rating No.71 E-116, No.73 to be reassessed. EPC available on request.

## Rateable Assessment

No.71 - Rateable Value: £6,100

Business Rates Payable 2023/24: £3,043.90

No.73 Rateable Value: £6,300

Business Rates Payable 2023/24: £3,143.70

**NB: You may qualify for 100% Business Rates 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

No.71 - £8,000 per annum, exclusive.

No.73 - £8,500 per annum, exclusive.

(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.

## Planning Permission

No.73 - Full Planning Permission Number DC 005964 was granted 06/12/2001 for 'change of use to cafe and sandwich bar'.

### Note

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, 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)  
or contact joint Agents Garner & Sons on 0161 480 3013.

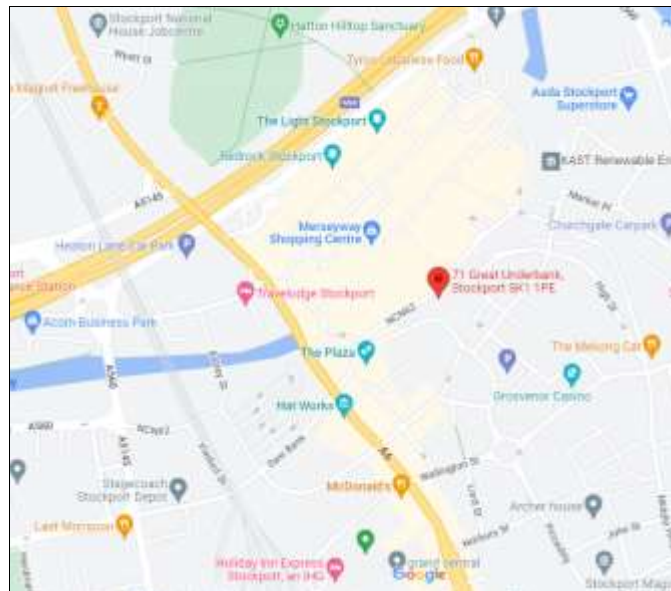
### Possession

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.

### 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 ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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**(PA3452RET&PA3472RET - 14/09/2023 -No.5)**