

**61 Great Underbank
Stockport
SK1 1NE**

To Let

£20,000 per annum, exclusive



170.2 sq.m (1,832 sq.ft)

Ground floor retail/former cafe premises with double glazed display windows to the front and side

- Prominent town centre location
- Close to the prime retail area of Merseyway Shopping Centre
- New Transport Interchange within two minutes' walk
- Mainline rail station within 5/10 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.
- Forming part of an attractive town centre property

Location

The premises are prominently located in Stockport town centre on Great Underbank, almost opposite the main post office and close to the prime retail area of Merseyway Shopping Centre and the historic Stockport Old Town. 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, M&S Simply Food, Primark, Waterstones, Asda, 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 1NE)

Description

The premises form part of the ground floor of a mainly three storey, retail and residential development with brickwork elevations and a pitched slated roof. The premises have modern aluminium framed double glazed display windows to the front and side and last operated as a cafe and tattoo studio.



The Premises

170.2 sq.m (1,832 sq.ft) net internal area, including sales area with double entrance doors to the front and loading doors to the side, store rooms, substantial kitchen area and a range of treatment areas which could be opened up to provide a larger sales area. In addition there is a disabled toilet and a staff toilet.

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

The area is well served by 'pay and display' car parking on the adjoining roads and in the large Merseyway Shopping Centre car park. Contract car parking spaces are generally available within the town centre.



Services

Available services include electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating D-88. EPC available upon request.



Rateable Assessment

Rateable Value: £13,250

Business Rates Payable 2023/24: £6,611.75

You may qualify for 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 a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£20,000 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

Specialist fittings and equipment may be available by way of separate negotiation (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

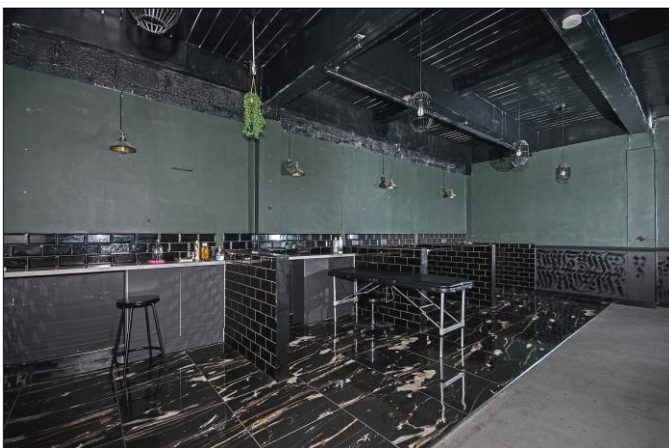


Possession

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

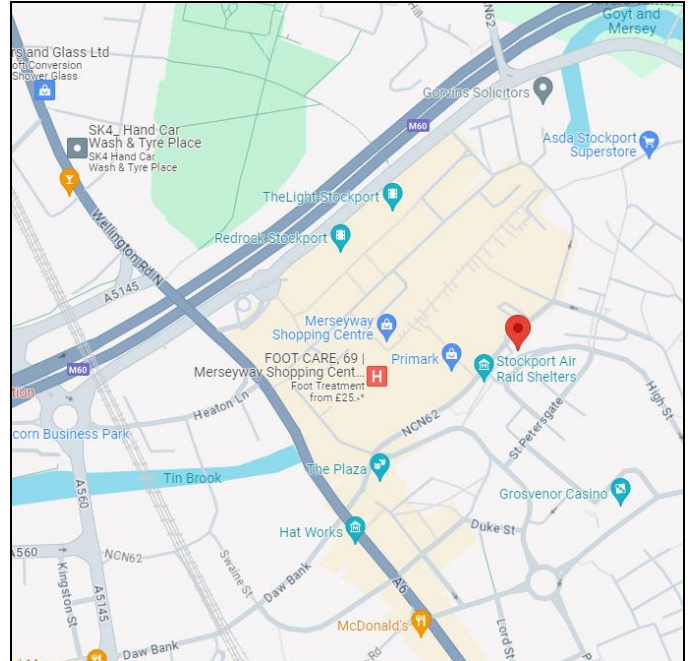
Important Note

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



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Location Map



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