

**30 Great Underbank
Stockport
SK1 1NB**

To Let
£21,000 per annum, exclusive
(£7.99 per sq.ft)



244.2 sq.m (2,629 sq.ft)

Characterful, self-contained office premises, within an historic, town centre, Grade II listed landmark building, with car parking

- Ground floor reception office and broad feature stairway to the first floor
- Gas fired central heating
- Fabulous external appearance with architectural features (to be redecorated soon)
- Many attractive external and internal features
- Network cabling
- Internal redecoration
- Carpet tile flooring
- Good natural light
- Town centre location close to Merseyway Shopping Centre and Redrock leisure scheme
- Town centre occupiers include Holiday Inn Express, Travelodge, Primark, Zizzi, The Light Cinema, Pizza Express, Debenhams and many others
- Mainline rail station within 10 minutes' walk
- M60 motorway within a few minutes' drive
- Manchester International Airport within 15/20 minutes' drive

Location

The premises form part of an historic, town centre, landmark building on Great Underbank, forming part of Stockport Old Town, adjacent to the prime retail area of Merseyway and within a short walk of Stockport's historic Market Place. The premises are very conveniently located for shops, banks, restaurants and the new Redrock leisure scheme, where occupiers include The Light Cinema, Zizzi, Pizza Express and The Gym Stockport. The town centre has benefitted from substantial recent investment, including improvements to the road network and developments such as Redrock leisure scheme and Stockport Exchange and occupiers now include Holiday Inn Express, Travelodge, Sainsbury's, Asda, Gap Outlet, Boots, Waterstones and many others. The premises are within a 10 minute walk of Stockport's mainline rail station, which is on the London Euston to Manchester Piccadilly line and the bus station is within a few minutes' walk. The M60 motorway is within a few minutes' drive and Manchester International Airport is within 15/20 minutes' drive. (SatNav: SK1 1NB)



Description

Characterful, well appointed first and second floor office premises with a ground floor entrance and reception office off Great Underbank. The offices form part of an historic, part timber framed, building with many attractive architectural features both externally and internally and the offices benefit from good natural light, internal redecoration and carpet tile flooring. The property is mainly three storey with part rendered and part brickwork elevations and a part pitched slated roof and part flat roof, with an asphalted roof covering.

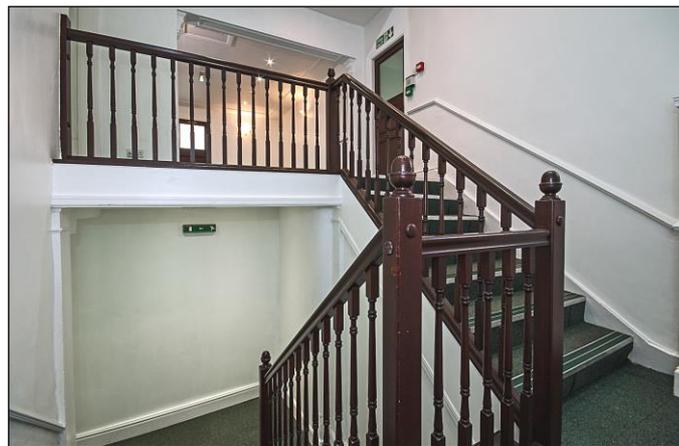
History

The 'Three Shires' building, 30-32 Great Underbank falls within the core of medieval Stockport. It was built in the late 16th century, during the reign of Queen Elizabeth 1st. It is thought to have been built by the Leghs of Adlington Hall, as their town house. In the 18th century use of the building as a home changed as this area became involved in the industrial revolution, due to its proximity of the river Mersey and use of water power.

Note: Buckley Commercial 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 Buckley Commercial has any authority to make representations or give any warranties in relation to this property.

From 1824 the west part of the building became a grocery shop and there remain features of the 19th century shop front. It changed to a confectionary and baker's shop in the later 19th century. In 1949 the shop was converted to a restaurant and this in turn, was extensively altered to make a large dining room and kitchen in 1979.

The 1st and 2nd floors of the east part of the building in the 1870s was used by a solicitor, William Smyth, and over the next 50 years the firm became Smith, Fort and Symonds. There was an addition of modern offices to the west side of the first and second floors in 1954, during the redevelopment of the centre of Stockport, to enable the expansion of the legal practice which continued until 2017. (Source – client).



Ground Floor

10.8 sq.m (116 sq.ft) net internal area, including a ground floor reception office with safe. In addition there is an entrance lobby and corridor to a broad feature stairway with full height ceiling and providing access to the first floor.



First Floor

142.6 sq.m (1,535 sq.ft) net internal area, providing a range of general and private office areas, many with attractive features. In addition there are lobby areas and ladies and gents toilets.



Second Floor

90.8 sq.m (978 sq.ft) net internal area, providing a range of general and private office areas and kitchen area with sink unit, fitted base units and work surface.

Car Parking

Adjacent to the premises there is a car parking area, where 2 cars may be accommodated.

Security

The premises are fitted with a security alarm system and security bars to a number of the windows.

Services

Available services include, gas, electricity, water and drainage. The premises are fitted with a gas fired central heating installation and network cabling.



Energy Performance

Energy Performance Asset Rating C-74. EPC available on request.

Rateable Assessment

Rateable Value: £18,500.

Business Rates Payable 2019/20: £9,083.50

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

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Lease Terms

An internal repairing and insuring lease (see note below), for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The lease will be formed outside the security of tenure provisions of the Landlord & Tenant Act 1954).

Rent

£21,000 per annum, exclusive (£7.99 per sq.ft).
(The Landlord may require a rental deposit).

Legal Costs

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

Note

The tenant will also be responsible for a proportional contribution towards the cost of periodic external redecoration and buildings insurance.

Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH
Email: enquiries@buckleycommercial.co.uk
www.buckleycommercial.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.

Location Map



(PA31780FF-23/05/19-No.5)