

57 & 61-65 Great Underbank Stockport

To Let

£13,750 - £33,750 per annum,
exclusive



88.8 - 259 sq.m (956 - 2,788 sq.ft)

Adjoining ground floor, self-contained retail premises which may be combined. Planning permission for A1 retail, A2 office, A3 restaurant/cafe and A4 drinking establishment use.

- Prominent town centre location
- Close to the prime retail area of Merseyway Shopping Centre
- Bus station 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, Debenhams, Waterstones.
- Planning permission for A1, A2, A3 and A4 uses

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, Debenhams, Waterstones, Asda, Sainsbury's, and many others. Stockport is a popular retail and commercial location and has a mainline rail link and motorway connection (M60), with Manchester International Airport within 15/20 minutes' drive. SatNav: SK1 1NE

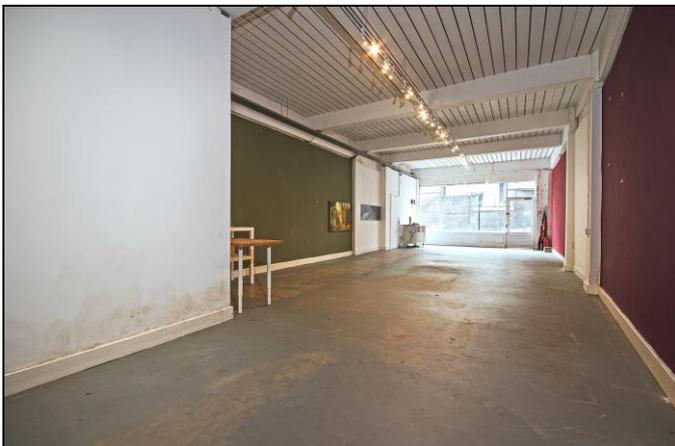
Description

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. No.57 (left hand) has a timber framed shop front and spotlighting and No.61-65 (right hand) has modern aluminium framed double glazed display windows to the front and side and last operated as a cafe.



No.57 (left hand)

88.8 sq.m (956 sq.ft) net internal area, including main sales area and partitioned kitchen with fitted wall and base units and sink unit. In addition there is a toilet area.



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.

No. 61-65 (right hand)

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, substantial kitchen area and store areas which could be opened up to provide a larger sales area. In addition there is a disabled toilet area, shower cubicle and staff toilet area.

Planning Permission

Planning permission was granted for A1 retail, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment uses on 26/02/2008 – Full Planning Permission Number DCO28837.

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 available within the town centre.

Services

Available services include electricity, water and drainage.

Energy Performance

Energy Performance Asset Ratings No.57 (left hand) B-43 and No. 61-65 (right hand) D-88. EPCs available upon request.

Rateable Assessment

No.57 (left hand) Rateable Value: £11,750

Business Rates Payable 2019/20: £5,769.25

No. 61-65 (right hand) Rateable Value: £15,000

Business Rates Payable 2019/20: £7,365.00

NB: You may qualify for 100% Small Business Rate Relief on No.57 Great Underbank - please ask for details.

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

Lease Terms

Full repairing and insuring leases, for terms to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

57 (left hand): £13,750 per annum, exclusive, plus VAT.

61-65 (right hand): £20,000 per annum, exclusive, plus VAT.

Legal Costs

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

Service Charge

The Landlord levies additional charges for a proportional contribution towards the cost of maintenance and upkeep of common parts of the property, external repairs, buildings insurance, etc. (details to be confirmed).

Note 1

A lowered ceiling is to be installed to provide a services void to serve the floor above (details to be confirmed).

Note 2

Specialist fittings and equipment may be available by way of separate negotiation (details to be confirmed).

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



(PA3161RET-22/08/19-Draft.3)

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