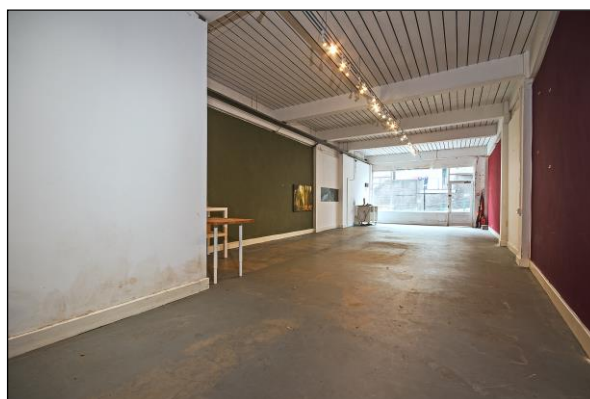


**57 Great Underbank
Stockport
SK1 1NE**

To Let
£13,750 per annum, exclusive



88.8 sq.m (956 sq.ft)

Ground floor, self-contained retail premises

- 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, Primark, 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, Primark, 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 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 has a timber framed shop front and spot lighting

The Premises

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.

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 Rating B-43. EPC available upon request.

Rateable Assessment

Rateable Value: £11,750

Business Rates Payable 2021/22: £5,863.25

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

£13,750 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.

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

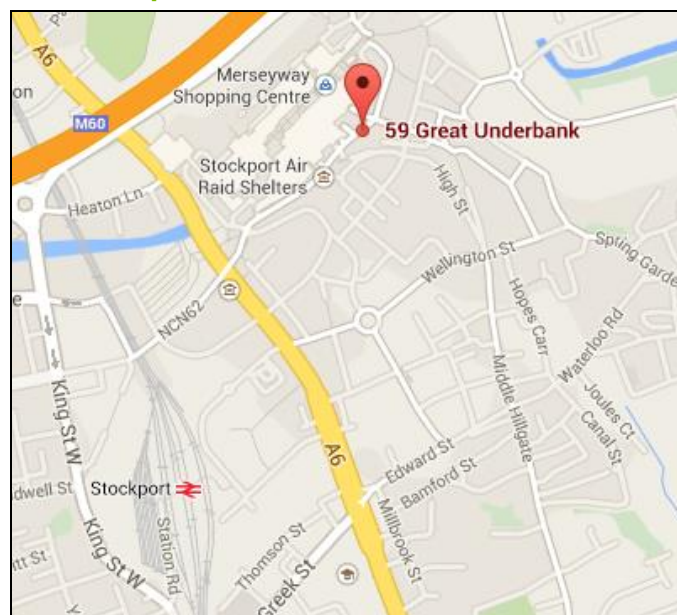
Possession

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.

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 ●

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3161RET57-30/04/21-Draft.1)