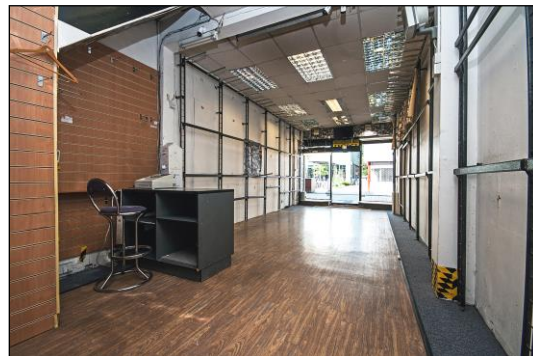


**77 Princes Street
Stockport
SK1 1RW**

For Sale or To Let

**£265,000 subject to contract
£17,500 per annum, exclusive**



123 sq.m (1,324 sq.ft)

Three storey, town centre, retail property facing Redrock, with potential to convert upper floors to residential

- Planning Permission/Prior Approval granted for A3 Cafe use but suitable for a variety of uses
- Remote controlled security shutter over the shop front
- Automatic glazed entrance door and suspended ceiling with integral lighting
- Potential to convert upper floors to residential (subject to consent)
- Rear access for loading via service road
- Opposite attractive newly created public seating/garden area “Suffragette Square”
- Facing the Redrock leisure and retail scheme
- Nearby occupiers include Pizza Express, Zizzi, Creams, The Light Cinema, Berretto Lounge and The Gym
- Merseyway Shopping Centre within a minutes’ walk
- M60 motorway within a few minutes’ drive

Location

The property forms part of the recently redeveloped Princes Street retail area, which is located between Merseyway and the new Redrock leisure and retail scheme, where occupiers include The Light Cinema, Zizzi, Berretto Lounge, Pizza Express and The Gym. Stockport has recently benefited from substantial investment, with improvements to the road network and major developments such as Redrock and Stockport Exchange. Town Centre occupiers include Holiday Express, Travelodge, Primark, Tessuti, JD Sports, Waterstones and many others. The M60 motorway is within a few minutes' drive and Manchester Airport is within approximately 20 minutes' drive. (SatNav: SK1 1RW)

Description

A substantial, three storey, mid parade, retail property of brickwork construction with a pitched slated roof. The property provides a sales area at ground floor level with laminate flooring, suspended ceilings and integral lighting and potentially a further sales area at first floor level and stores/offices at second floor level.

Ground Floor

43.6 sq.m (469 sq.ft) net internal area, including main sales area, with dimensions of 3.71 m x 11.05 m (12' 2" x 36' 3"), and changing area. In addition, there is a toilet area with a WC, wash basin and electric water heater. Door to rear yard and cellar area.

First Floor

43 sq.m (463 sq.ft) net internal area, including potential additional sales area and private office.



Second Floor

36.4 sq.m (392 sq.ft) net internal area, including store/office area 1 and store/office area 2 (To be confirmed).

Basement/Cellar

37.1 sq.m (399 sq.ft) gross internal area, including two main areas one with headroom of 1.85 m (6' 1") and the other with headroom of 2.51 m (8' 3") and housing the water meter and electricity meter (details to be confirmed).

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

There are 'pay and display' car parking facilities in the immediate vicinity

Security

There is a remote controlled security shutter over the shop front.



Services

Available services include, 3 phase electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating E-114. EPC available on request.

Rateable Assessment

Rateable Value: £10,750.

Business Rates Payable 2021/22: £5,364.25.

NB: You may qualify for 100% 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

£17,500 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.

Note

Our client will also consider a sale of the freehold interest in the property at a price of £265,000 subject to contract.



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

(PA3214RET-23/07/21-Draft.9)

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