

**First & Second Floor, 13/15
Great Underbank
Stockport, SK1 1LF**

To Let

£11,000 per annum, exclusive



107.8 sq.m (1,161 sq.ft)

Self-contained, first and second floor office premises, within an attractive period property

- Within a Listed Building
- Good natural light
- Double glazed window units
- Gas fired central heating/part air-conditioned
- Fire alarm system
- Forming part of Stockport Old Town
- A short walk from Stockport's prime retail areas
- Bus station within 5 minutes' walk
- Mainline rail station within 10 minutes' walk
- M60 motorway within a few minutes' drive
- Manchester Airport within 15/20 minutes' drive

Location

The premises are located within Stockport Old Town with its eclectic mix of independent retailers, restaurants and bars and close to Stockport Market Place which has been improved and developed in recent years including the Produce Hall, the indoor market and a range of shops and bars. Stockport's prime retail areas are within a short walk, as is Stockport's bus station and mainline rail station. Stockport has benefitted in recent years from substantial investment, including improvements to the road network and major developments such as Stockport Exchange and Redrock, Town centre occupiers now include The Light Cinema, Zizzi, Pizza Express, Holiday Inn Express, Travelodge, Primark, Tesco Extra and many others. The M60 motorway is within a few minutes' drive and Manchester Airport is within 15/20 minutes' drive. (SatNav: SK1 1LF)

Description

First and second floor offices within an attractive Grade 2 Listed Building with brickwork elevations and a pitched slated roof. The offices benefit from flooring, internal decoration, double glazed window units and good natural light.



Ground Floor

Shared entrance foyer with a part glazed panelled stairway serving the upper floors.

First Floor

Landing area.

52.3 sq.m (563 sq.ft) net internal area comprising office area 1, office area 2, office 3, store and a kitchen area with fitted base units and sink unit. In addition there are ladies and gents toilets.

Second Floor

Landing area.

55.5 sq.m (598 sq.ft) net internal area comprising office area 4, office area 5, office area 6 and a kitchen area with fitted base units and sink unit. In addition there are ladies and gents toilets.

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 is 'Pay & Display' car parking nearby and a number of contract car parking facilities within the town centre.

Security

The front main entrance door is fitted with a security shutter, an entry intercom and the premises have a security alarm system (details to be confirmed).



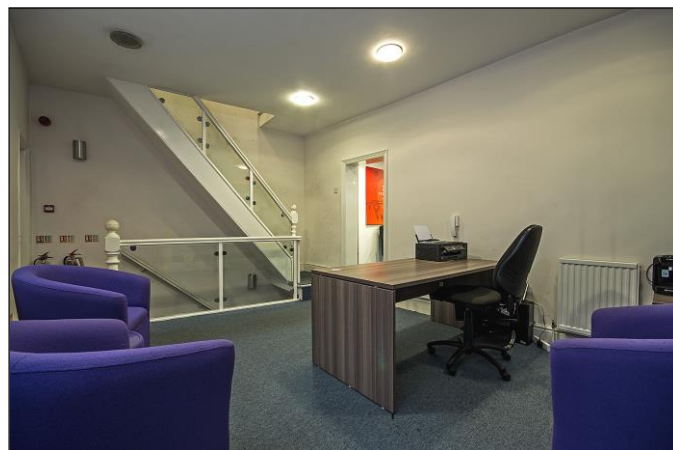
Services

Available services include, gas, electricity, water and drainage. The offices have air-conditioning in part, a gas fired central heating system and a fire alarm. (The tenant will recover sub metered electricity consumed by the ground floor tenant (optician) – details to be confirmed).

(The office tenant administers the fire alarm system and reclaims proportionally from the two ground floor tenants on an annual basis).

Energy Performance

Energy Performance Asset Rating D-98. EPC available on request.



Rateable Assessment

Rateable Value for both floors: £8,600

Business Rates Payable 2022/23: £4,291.40

NB: You may qualify for Business Rates Relief - please ask for details.

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

Lease Terms

An effectively full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£11,000 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

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of the exterior of the property, buildings insurance, etc. (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

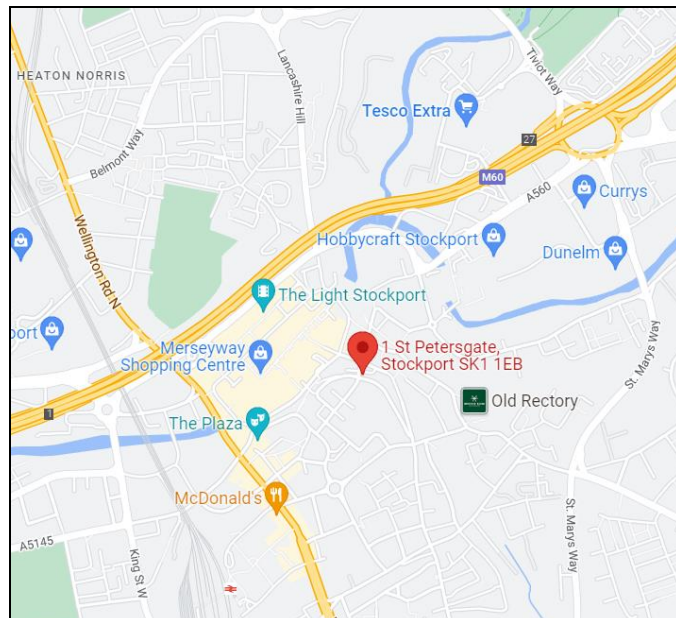
Possession

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

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 ●

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

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