

**2 Princes Street/
5 Tiviot Dale
Stockport, SK1 1SE**

To Let
£9,250 per annum, exclusive



96.1 sq.m (1,034 sq.ft)

**Modern, self-contained, town centre office suite
with ground floor entrance foyer/display windows**

- Double glazed window units
- Suspended ceiling with integral lighting
- Heating
- Ladies and gents toilets and kitchen area
- Ground floor presence with broad stairway to first floor
- Decorated and carpeted
- Central location, not far from the new Redrock Leisure Scheme
- Town centre occupiers include Asda, Primark, Travelodge, Holiday Inn, Pizza Express, Zizzi and The Light Cinema
- M60 motorway within 2 minutes' drive

Location

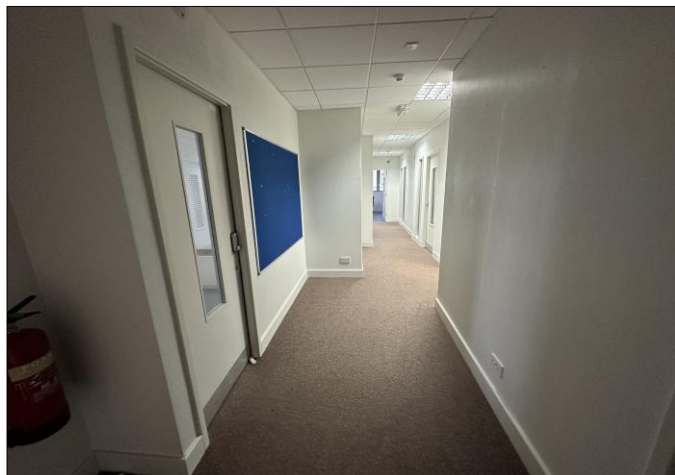
The offices are prominently located on the corner of Princes Street and Tiviot Dale in Stockport town centre, close to the prime retail area of Merseyway Shopping Centre and the new Redrock Leisure Scheme. Town centre occupiers include Asda, The Light Cinema, Primark, Pizza Express, Zizzi, Travelodge and Holiday Inn, amongst many others. Stockport is a popular retail and commercial location and benefits from a mainline rail service, a motorway connection (M60) and Manchester Airport is within approximately 15 minutes' drive. (SatNav: SK1 1SE)

Description

The office premises form the first floor of a modern, two storey, retail and office property with mainly brickwork elevations and a pitched concrete tiled roof. The offices benefit from aluminium framed double glazed window units, suspended ceilings with integral lighting, internal decoration, floor coverings and network cabling (to be confirmed).

Ground Floor

Ground floor entrance foyer with display window and broad stairway to the first floor.



First Floor

96.1 sq.m (1,034 sq.ft) net internal area, (excluding the large central corridor) including office 1, office 2, office 3, office 4, general office 5/boardroom with feature windows, office 6 and kitchen area with fitted wall and base units, work surface and sink unit. In addition there are separate ladies and gents toilets. (Including the central corridor, the floor area is 120.4 sq.ft (1,296 sq.ft).

Car Parking

There are a number 'Pay & Display' and contract car parking facilities within the town centre.

Services

Available services include, electricity, water and drainage. The offices are fitted with wall mounted electric heaters. The office suite is to be separately metered for electricity (tbc) and the tenant will pay 50% of the water charged for the whole property.

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.

Energy Performance

Energy Performance Asset Rating B-44. EPC available on request.

Rateable Assessment

Rateable Value: to be re-assessed

Business Rates Payable 2023/24: to be re-assessed

(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

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

Rent

£9,250 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.

Note

The tenant is responsible for a proportional (50%) contribution towards the cost of the repair and maintenance of common parts of the property, external repairs, 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.

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

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