MBRE

RETAIL TO LET



42High Street
Stockport
SK1 1EG

379 SQ.FT



- Self Contained Retail Unit
- Recently Refurbished
- Ground and Lower Ground
- Old Town Located
- Rates Free to Qualifying Occupiers
- Also suitable for E Classes
- Within 0.7 miles of M60

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Location

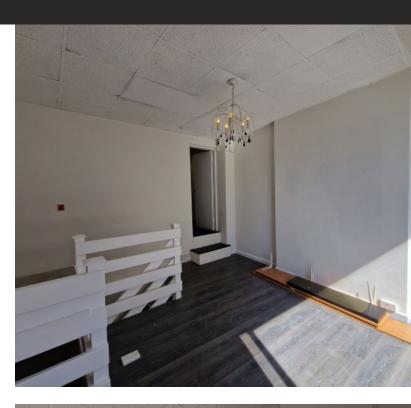
A ground and lower ground floor retail/office unit occupying a landmark position in Stockport Old Town. The area is an established and popular location for food & drink and is home to a variety of bars and restaurants including food Produce Hall, Foodie Friday, Angel Inn, Project 53 & Bakers Vaults.

The property also benefits from being within very close proximity to the train and bus stations

- M60 motorway: 1 mile.

- Manchester: 7 miles.

- Stockport: 0.3 miles.







Description

A 379 sq.ft. two storey self contained retail unit. The property can be summarised as follows:

- Two Storey Retail Unit. Providing 212 sqft on the ground floor and 167 sqft on the lower ground floor
- · Comprising main shop sales, rear store/toilet amenity and lower ground kitchen/store
- Recently refurbished to provide good quality floor coverings and full redecoration
- · Electric Roller Shutters and Alarm
- Prominently located on the Gateway to the market place
- Suitable for traditional retail, office or other uses that fall into "E" Classes

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Services

All mains services available to the property. Electricity, water, gas and drainage

Rateable Value

£4,150

Rent

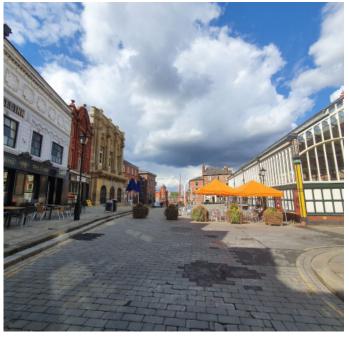
£6000 p.a.

EPC

Available on request.

Terms

On leasehold terms to be agreed



VAT

No VAT is payable on the rent

Viewing

Via sole agents MBRE
Contact Michael Blackshaw 07792201467

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. April 2023

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