



**67-69**  
Princes Street  
Stockport  
SK1 1RW

**3,425  
SQ.FT**



- Fully refurbished town centre retail premises
- Prominent high footfall retail location
- Located close to Redrock & Merseyway
- GF: 1,585 Sq.ft / FF: 1,840 Sq.ft
- Rateable Value: £27,750 - £13,847.25 payable
- Suitable for retail/office/leisure/food & drink
- Located close to NCP parking at Redrock
- New Lease/No Premium/Terms to be agreed

## Location

The property is located fronting Princes Street in the heart of Stockport town centre a short walk to Stockport Exchange bus station and Stockport train station.

- M60: 1 mile.
- Stockport bus station: 0.2 miles.
- Stockport train station: 0.5 miles.



## Description/Accommodation

The property provides a two storey mid terrace retail premises of traditional construction with brickwork elevations under a pitched tiled roof. The property benefits from full height glazed shop front with electric roller shutters and rear loading access off Princes Street.

Ground floor: 1,585 Sq.ft comprising:-

Main sales: 1,360 Sq.ft - 47'5" x 31'8" less stairs to first floor.

Rear store/corridors: 225 Sq.ft overall.

Disabled toilet with low level w.c and hand wash facilities.

First floor: 1,840 Sq.ft overall less stairs - 57'9" x 33'4".

Office: 120 Sq.ft - 15'11" x 7'6" - included in overall square footage.

Kitchen/staff room: 123 Sq.ft - 16'4" x 7'6" - included in overall square footage.

## Rateable Value

Rateable value: £27,750.

Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

## Rent

£40,000 per annum exclusive.

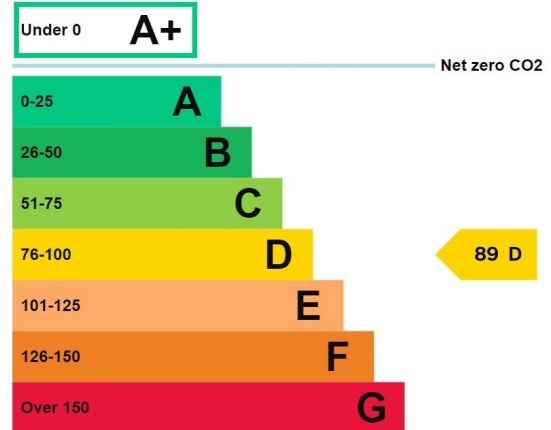
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

## Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

## Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

### 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. NOVEMBER 2023.