



Suite 6

Princes Chambers
Brown Street
Stockport, SK1 1RJ

**378
SQ.FT**

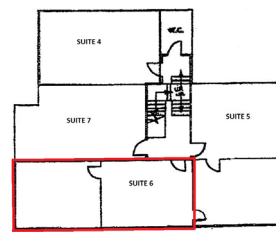
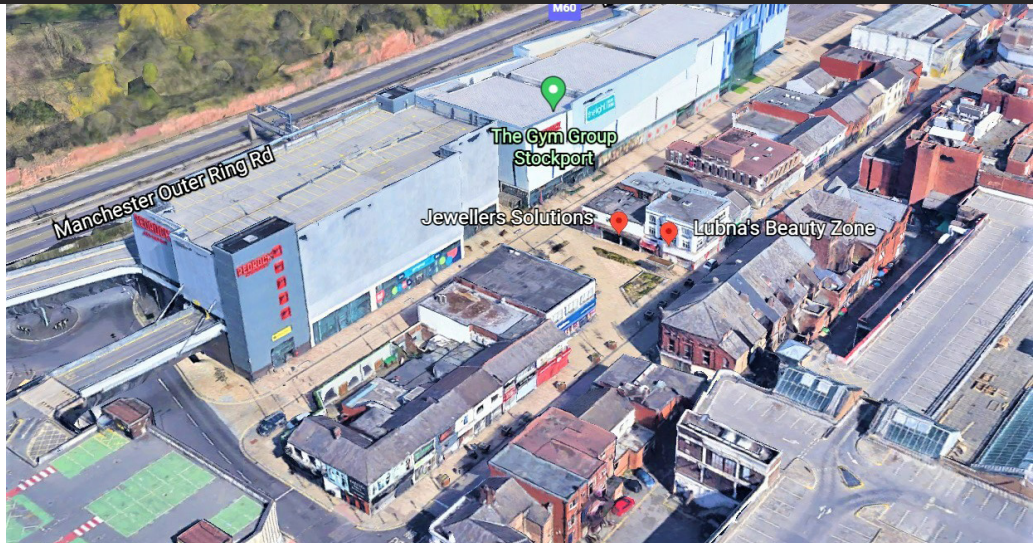


- Second floor office premises
- Forming part of Princes Chambers offices
- Ground floor central secure access door
- Remote intercom access control system
- Two adjoining town centre office rooms
- Suitable for E uses including salon or offices
- Rent/Service Charge/Insurance/VAT payable
- Low RV: £2,475 - 100% SBRR - Nil rates

Location

The property is located fronting Suffragette Square situated between Princes Street and the new Redrock retail and leisure.

Parking available at NCP multi-storey Redrock car park. Annual/quarter season tickets are available for £1,404 and £405 respectively. NCP: 0345 050 70 80.



SECOND FLOOR



Description/Accommodation

The property occupies the first floor of the mixed retail, office and leisure premises Princes Chambers located at the corner of Brown Street and Princes Street. Suite 6 provides two adjoining office suites with access to communal toilet facilities located at first and second floor levels.

Suite 6: 378 SQ.FT.

Office 3 - 188 Sq.ft - 13'9" x 13'7"

Office 4 - 190 Sq.ft - 13'7 x 13'10"

The suite is accessed from a secure main door off Brown Street and is one flight of stairs up to the first floor.

Rateable Value

Rateable value: £2,475.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR Available - Nil payable business rates.

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 3 year term.

Rent

£5,200 per annum exclusive. VAT is payable.

£433.33 per month/£100 per week. VAT is payable.

VAT

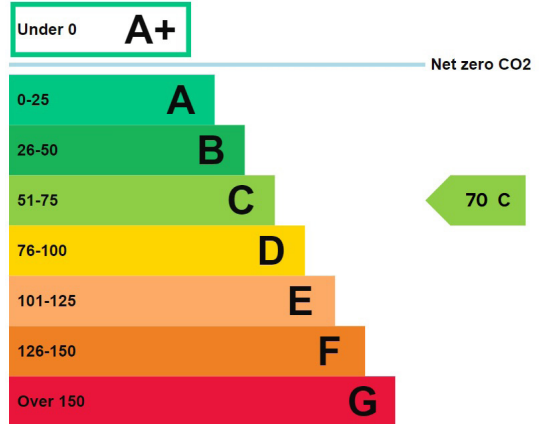
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is payable at the property.

Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. Suite 6: £1,550pa/£129.16pcm.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage. Tenants to pay electricity direct to supplier.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Suite 6: £620pa/£51.66pcm.

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. DECEMBER 2023.