



Ground floor and basement, The Courts, Warren Street, Stockport, SK1 1UD

Ground floor and basement leisure/retail opportunity in the centre of Stockport.

Summary

Tenure	To Let
Available Size	7,080 to 17,742 sq ft / 657.75 to 1,648.29 sq m
Rent	Rent on application
Service Charge	Upon Enquiry
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Suitable for various uses
- Superb ceiling heights
- Close to Stockport market
- Available as a whole or in parts

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Description

Ground floor former Poundland fronting Warren street extending to circa 11,000 sq ft. Potential to combine with basement to create approximately 20,000 sq ft. Units benefit from customer lift, service lift and escalators.

Location

Stockport is a town located 7 miles south east of Manchester situated on the London to Manchester trainline. Piccadilly station is under 10 minutes away and London Euston is less than 2 hours. The Courts fronts onto Warren street and at the rear connects into the market area. The subject space is located on the ground floor and within the basement. Other operators within the site are Cafe Nero, Sports Direct and Evan Cycles. The Market/Underbanks area is to the rear with a wide range of independent retailers and food and beverage providers.

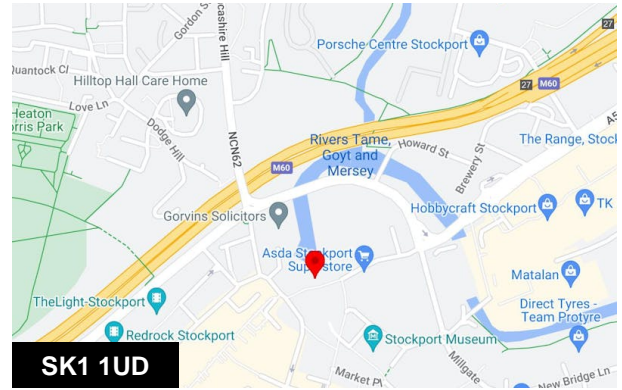
Accommodation

The accommodation comprises the following areas:

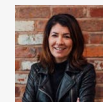
Name	sq ft	sq m	Availability
Lower Ground - Basement retail space	10,662	990.53	Available
Ground - Retail/leisure	7,080	657.75	Available
Total	17,742	1,648.28	

Rates

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk



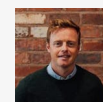
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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