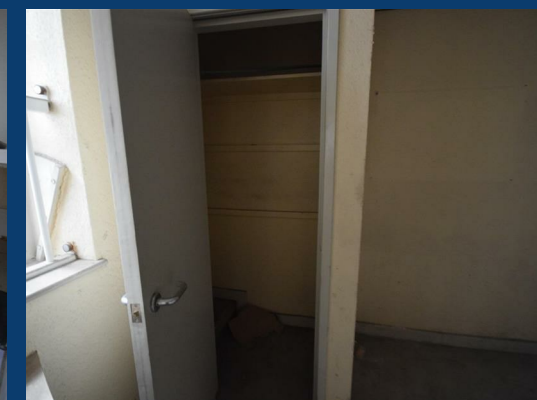
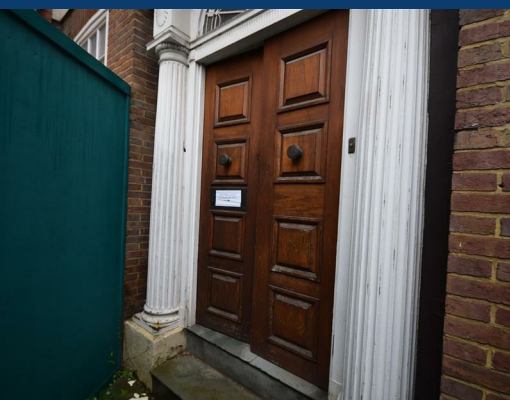




# Great Underbank

Stockport



£1,666 Per month




SEND US A MESSAGE



PASSIONATE ABOUT PROPERTY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## PROPERTY DESCRIPTION

Spencer Harvey are delighted to offer this generous commercial unit for rent in the desirable Great Underbank area. Once distinguished as the banking area, this unit opens out onto the cobbled square with its quirky collection of bars restaurants and shopping, with a growing number of residential units appearing. The unit once leased by Ladbrooks offers A1, A2 and the potential for A3 (subject to planning) has a generous open shop floor with double doors opening onto the cobbled square and windows to two elevations. The unit has been stripped out, and is ready for a business to stamp its mark on the property. The property is ideally located in the centre of Stockport, offering ease of access to all the local amenities, has an excellent footfall passing its door, plenty of parking nearby and is a short walk onto the excellent main shopping precinct, with its selection of shopping, bars and restaurants. The property is also only a short walk to the train station, the fabulous public transport and the commuter routes.

Generous Commercial Unit In a Sought After Location  
 The Unit Offers Approximately 1245 Square Foot of Space  
 Property Is A Blank Canvas  
 Landlord Is offering Phenomenal New Tenant Offer  
 A1, A2 and Possibly A3(subject to planning) Usage  
 Overlooking Great Underbank Cobbled Square  
 Great Footfall Location

### KEY FEATURES

**LET AVAILABLE DATE:**

**DEPOSIT:**

**MIN TENANCY:** Add Text

**LET TYPE:** Add Text

**FURNISH TYPE:** Unfurnished

**EPC RATING:**

**COUNCIL TAX BAND:**

