



**2**  
Brown Street  
Stockport  
SK1 1RS

**195  
SQ.FT**



- Self contained ground floor retail premises
- Open plan sales, kitchen & toilet facilities
- Low RV: £6,200 - 100% SBRR - Nil payable rates
- Located between Merseyway & Redrock
- Former nail bar - suitable for E use class operators
- Rent/Service Charge/Insurance/VAT payable
- New Lease - immediately available
- Not suitable for food & drink operators



## Location

The property is located fronting Brown Street and is situated between Princes Street and the new Redrock retail and leisure development on Bridgefield Street in the centre of Stockport.

- M60 - 1 mile.
- Merseyway: 2 minute walk.
- NCP Car park - 1 minute walk.



## Description/Accommodation

The property occupies the ground floor of a mixed use retail and office building of traditional construction with brickwork elevations under a flat roof. 2 Brown Street provides self contained retail accommodation at ground floor level with open plan sales, rear kitchen/store and private toilet facilities.

Ground floor: 195 Sq.ft comprising:

Main sales: 153 Sq.ft - 9'3" width x 16'4" depth.

Kitchen/store: 42 Sq.ft - 8'10" width x 4'9" depth.

Toilet: 12 Sq.ft - 2'6" width x 4'9" depth.

## Rateable Value

Rateable value: £6,200.

Small Business Rates Multiplier 2021/22: 49.9p.

100% SBRR Available - Nil payable 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

£12,000 per annum exclusive.

## VAT

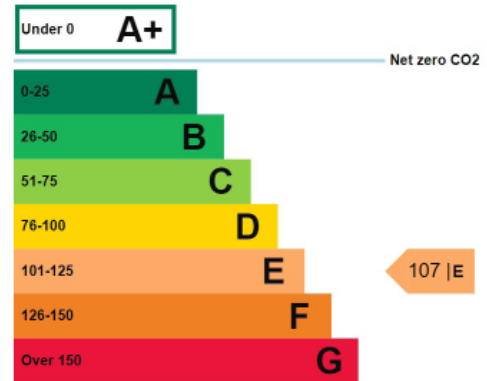
All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

## Service Charge

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

## EPC Rating

This property's current energy rating is E.



## Utilities

Mains services are available including 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. OCTOBER 2021.