

**31/33 St Petersgate
Stockport
SK1 1EB**

To Let
**£16,750 - £25,000 per annum,
exclusive**



77.8 – 181.4 sq.m (838 – 1,953 sq.ft)

**Ground floor showroom/office premises,
prominently located in Stockport town centre**

- Prominently located showroom and office premises
- Public car parking nearby
- Modern display windows
- Air-conditioning (to be confirmed)
- Suitable for a variety of uses (subject to planning permission)
- Town centre location close to Stockport Old Town
- Within a short walk of prime retail areas and Stockport's Transport Interchange and rail station
- M60 motorway within a few minutes' drive
- Substantial ongoing investment in the town centre
- Town centre occupiers include Waterstones, HMV, Primark, JD Sports, Boots and many others

Location

The premises are prominently located in a corner position, in Stockport town centre on the corner of St Petersgate and Fletcher Street, close to Stockport Old Town. The premises are within a short walk of Stockport's mainline rail station, the new Transport Interchange and extensive retail centre, where retailers include Boots, Waterstones, JD Sports, Bodyshop and Primark, amongst many others. Stockport has recently benefitted from substantial investment including improvements to the road network and major developments such as Stockport Exchange, the Transport Interchange and Redrock and town centre occupiers now also include The Light Cinema, Pizza Express, Berretto Lounge, Holiday Inn Express and the Gym. Stockport benefits from motorway access (M60) and is within 20 minutes' drive of Manchester Airport. (SatNav: SK1 1EB).

Description

Showroom and office premises within a two storey showroom and office property with brickwork elevations and a pitched tiled roof (specification to be confirmed).

Ground Floor

77.8 sq.m (838 sq.ft) net internal area (approx), with display windows to the front and side and presently partitioned into a number of areas. In addition, there is a toilet area with a WC and wash basin.



First Floor (Optional)

97.9 sq.m (1,054 sq.ft) net internal area, including kitchen/staff area and partitioned office areas. In addition there is a toilet area.

Car Parking

There is public car parking nearby.

Security

The premises are fitted with security shutters to the front and side display windows and entrance door.

Services

Available services include electricity, water and drainage. The premises have air-conditioning units fitted. (to be confirmed).

Energy Performance

Energy Performance Asset Rating (tbc). EPC available on request.

Rateable Assessment

Rateable Value for the whole premises: £22,000

Business Rates Payable 2025/26 for the whole premises: £10,978

(The information should be verified and may be subject to transitional adjustments/supplements/relief).



Lease Terms

An effectively full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

Ground Floor only: £16,750 per annum, exclusive.

Whole Property: £25,000 per annum, exclusive.

(The Landlord may require a Rent Deposit).

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note

The ground floor tenant will be responsible for the repair and maintenance of the interior and exterior of the demised premises, including the air-conditioning installation and roller shutters, plus a proportional (45%) contribution towards the cost of the repair and maintenance of common parts of the property, main walls, rain water goods, roof, fire alarm, buildings insurance, etc. (details to be confirmed). Should a single lease be taken on the whole property the tenant will be responsible for all (100%) repairs and maintenance and buildings insurance.

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Viewings/Further Information

Fairhurst Buckley Sales & Lettings: 0161 480 3880.
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS
Email: enquiries@fairhurstbuckley.co.uk
www.fairhurstbuckley.co.uk

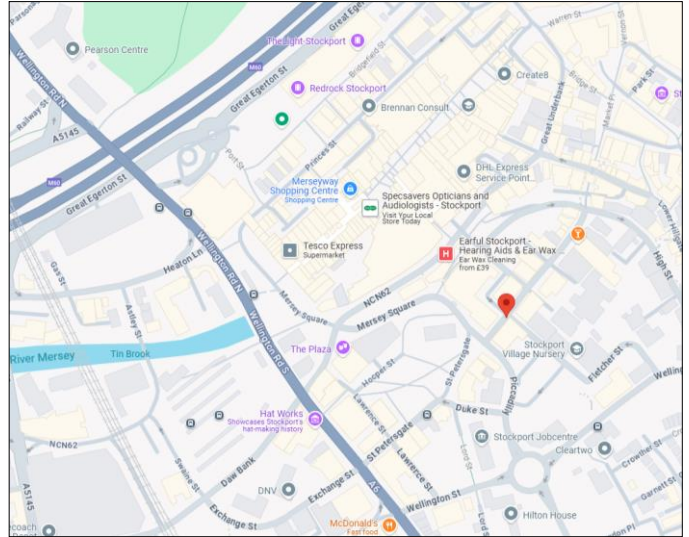
Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties involved and the Landlord's completion of the sub-divisional work.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Drone Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3611RET – 11/04/25-Draft.4)

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.