



4 Mealhouse Brow

Market Place
Stockport
SK1 1JP

**552
SQ.FT**

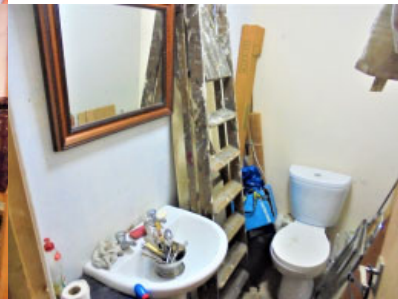
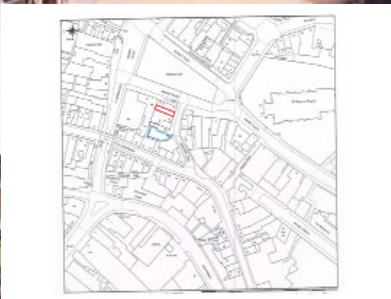


- Located in Stockport Old Town
- A1 with A4 bar use pending
- Glazed front with window/door grates
- Deceptively spacious retail unit
- Opportunity to join the growing bar scene
- Low RV - £3,450 - SBRR available
- Rear storage yard/rear access

Location

The property is situated at Market Place in the heart of Stockport Old Town which continues to benefit from significant investment with a growing food & drink culture and completed residential schemes at Bank Chambers, Great Underbank, Millgate, Churchgate and Lower Hillgate amongst others.

Market Place is home to Remedy, Project 53, The Angel, Bakers Vaults, Foodie Friday, Where The Light Gets In and the re-opened food & drink hub located in the Produce Hall.



Description/Accommodation

The property occupies part of a mixed retail and office premises of traditional construction with brickwork elevations under a pitched tiled roof. Neighbouring occupiers include Plant Shop, record shop, cocktail bar and antiques shop.

The property is located on Mealhouse Brow and benefits from glazed shop front with security window/door grates.

Internally the property provides open plan retail accommodation with a private toilet facilities. To the rear there is access to rear fire escape access to the car park/loading facilities.

4 Mealhouse Brow: 552 Sq.ft.

Main sales: 12'3" shop width x 44'8" max depth.

Rateable Value

Rateable value: £3,450.

Small Business Rates Multiplier 2019/20: 49.1p.

100% SBRR available - Nil payable rates.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

Available to let on a new effective full repairing & insuring Lease for a term of 3 years or longer.

Rent

£8,000 per annum exclusive.

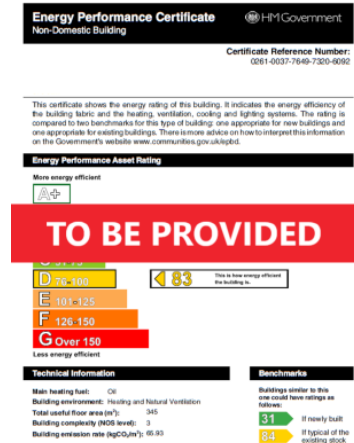
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

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

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building. Tenants will contribute to the annual premium. Details from MBRE.

Legal Costs

The prospective Tenant may be required to contribute towards Landlords legal costs associated with the 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. NOVEMBER 2019.