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TO LET
1,249 SQ FT
(116 m²)

**TOWN CENTRE
RETAIL**



- **A2 Use, other uses will be considered STP**
 - **Prominent position**
 - **Flexible leases on offer**
- **Ground floor accommodation only**

**18 GREAT UNDERBANK STREET
STOCKPORT**



Commercial Property Consultancy, Disposals & Acquisitions

LOCATION

The subject premises are prominently located within Stockport town centre on Great Underbank, close to its junction Little Underbank and Deanery Way, a short walk from Merseyway Shopping centre.

DESCRIPTION

The premises comprise a ground floor retail unit which benefits from a corner position. Internally, the unit has been shelled in preparation for a tenant fit out. The property also provides two entrances.

The premises provides for a small kitchenette, store room to the rear and WC facilities.

LEASE

The premises are offered by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

RENT

£20,000 per annum, exclusive of rates, all outgoing and building insurance costs.

USE

The premises currently benefits from A2 use however alternative uses will be considered, subject to planning. All enquires should be made to Stockport Metropolitan Borough Council.

RATES

The incoming tenant will be responsible for the payment of non-domestic rates for the premises. The RV is £33,000.

UTILITIES

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

VAT

Prices are quoted exclusive of, but maybe liable for VAT.

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

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