

HIGH STREET PROPERTY / CLASS A1**Former Debenhams, Princes Street, Stockport SK1 1TS****TO
LET****Rent: On application****Ground Floor Area****32,522 Sq ft / 3,021 Sq M****Viewing Strictly through the sole letting agent.****Barker Proudlove****Tom Prescott****Mob: 07841 168163****Email: tom@barkerproudlove.co.uk****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk**

Highly Prominent former Department Store to Let**Location:**

Stockport is a large, affluent town situated on the border of Greater Manchester and Cheshire. The town is ranked within the top 3% of UK retail centres (CACI) and has one of the highest PMA Affluence indicator ratings in the north-west. Around £1 billion is being invested in Stockport, which includes a new state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,500 new homes.

The property comprises a former department store, situated in a highly prominent position on Mersey Square with excellent visibility from the A6, Wellington Road. The building has its own servicing area and a roof top car park, from which there is direct access. The town's new transport interchange will be situated in close proximity and footfall from the existing interchange traverses Mersey Square to access the town centre's main retailing provision. Stockport's prime shopping centre, Merseyway has two major entrances nearby and Princes Street, a busy secondary high street is located immediately to the north-west. Merseyway provides over 308,000 sq. ft. of retail accommodation, key tenants include JD Sports, River Island, Deichmann and Primark and 835 car parking spaces.

Demise:	Sq Ft	Sq M
Ground Floor	32,522	3021.40
First Floor	32,694	3037.40
Basement	29,368	2728.40
Second Floor	3,436	319.20
Third Floor	2,886	268.10

Rent:

On Application - A Rates only deal will be considered, based on an Ex-Act lease with rolling mutual break options, operable from the 6th month of the term.

Business Rates:

The premises currently has a rateable value of £475,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

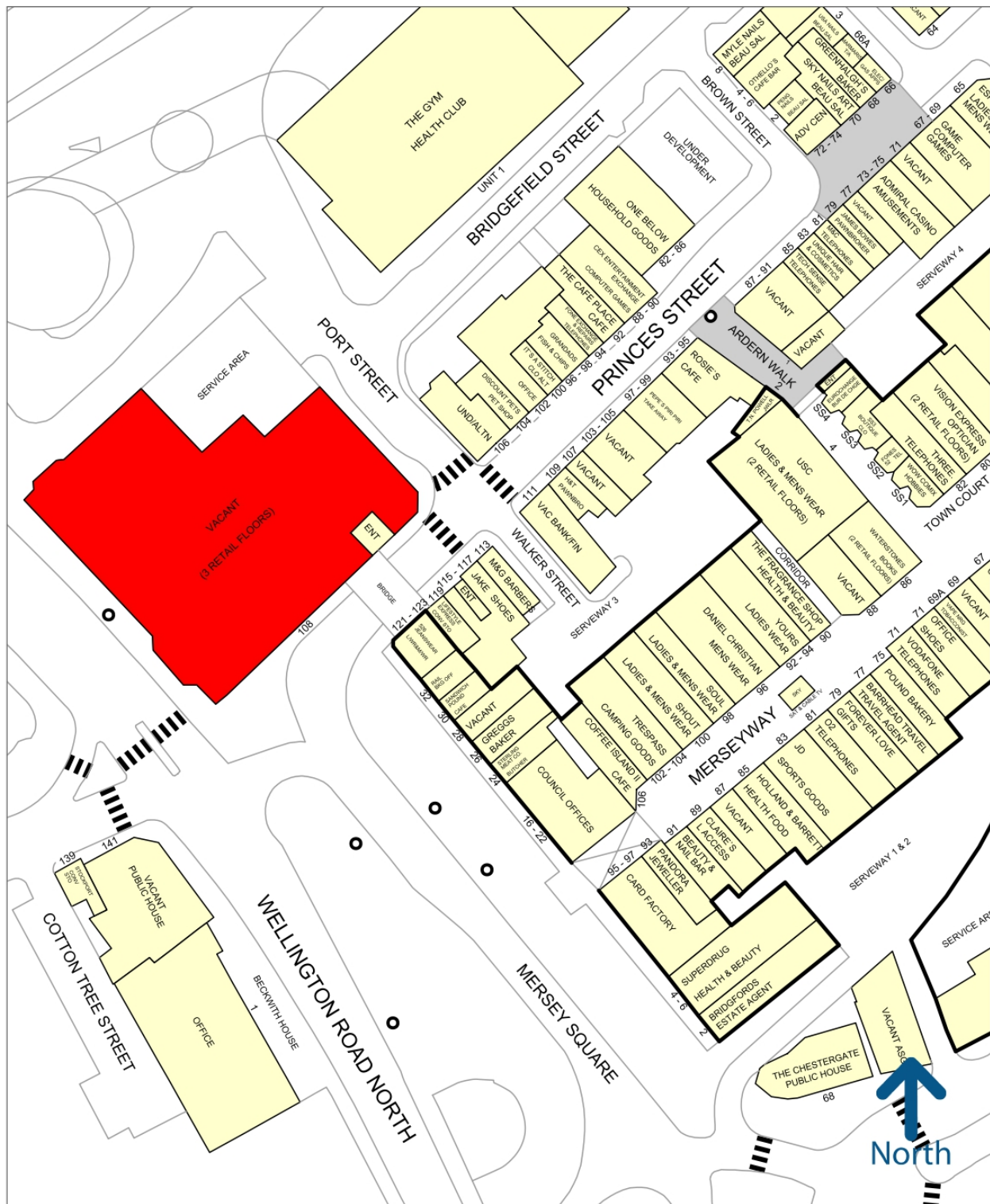
October 2021

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2021



Stockport



Experian Goad Plan Created: 06/10/2021
Created By: Barker Proudlove Ltd

50 metres