

SHOPPING CENTRE PROPERTY / CLASS E

1 Ardern Walk, Stockport SK1 1PT

**Rent: On application****Ground Floor Area**

224 Sq ft / 23 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jessica Swain****Mob:** 07885 127366**Email:** jessica@barkerproudlove.co.uk**Tom Prescott****Mob:** 07841 168163**Email:** tom@barkerproudlove.co.uk

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 3,000 new homes.

Demise:

Ground Floor
Basement

Sq Ft

244.34
120.55

Sq M

22.7
11.2

Rent:

Upon Application

Tenure:

The premises are available by way of a new 5 year, inside the Landlord and Tenant Act lease.

Business Rates:

The premises currently has a rateable value of £7,000. 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:

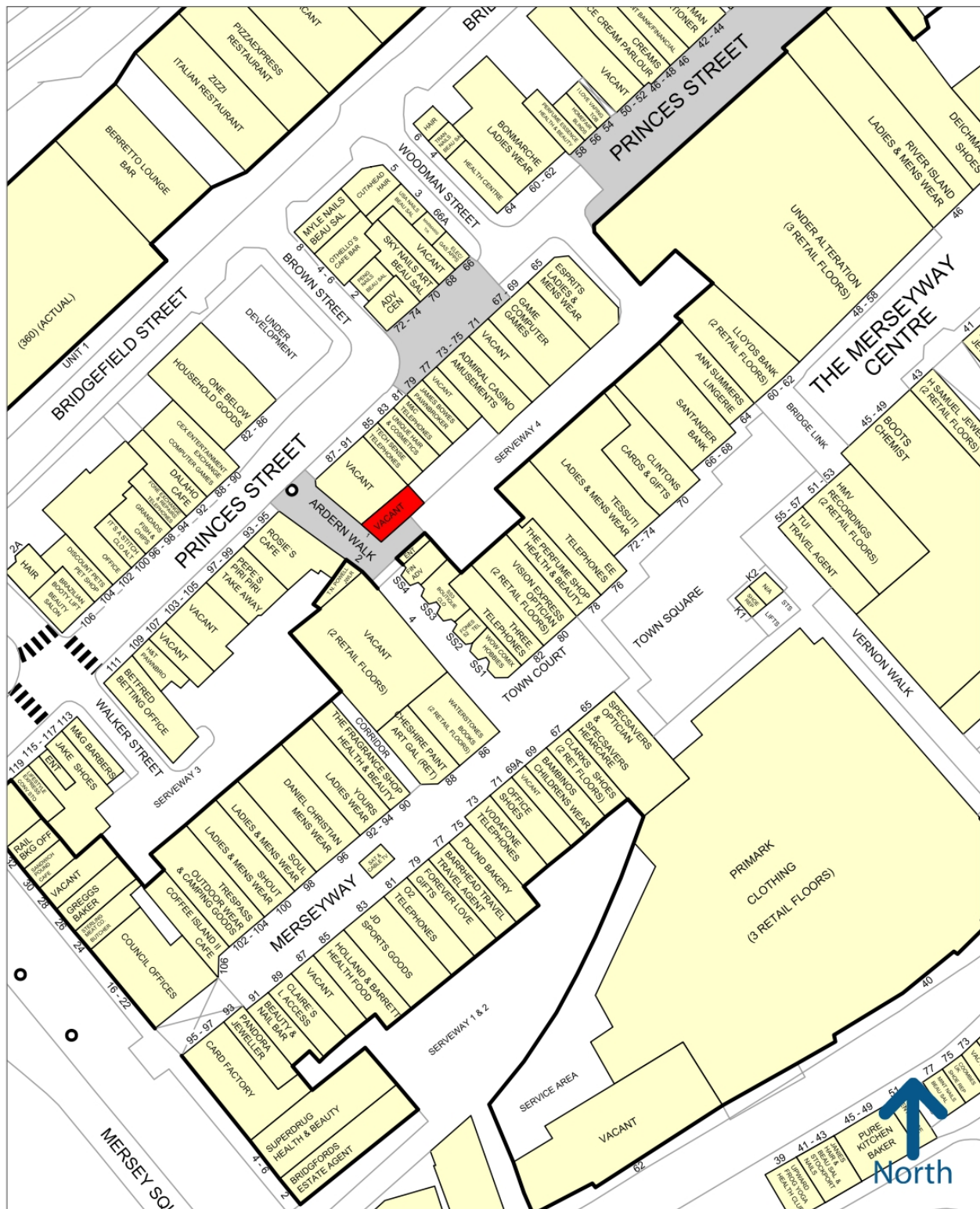
August 2022

Subject to Contract

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Stockport



50 metres

Experian Goad Plan Created: 22/08/2022

Created By: Barker Proudlove Ltd

