

# TO LET

23-27  
Little Underbank  
Stockport



## Location

Stockport is a large, affluent town situated on the boarder of Greater Manchester and Cheshire. Stockport has the 54th largest shopper population in the UK (Javelin) and one of the highest PMA Affluence indicator ratings in the North West.

This unique character property occupies a prominent position within Stockport's Historic Core. Where The Light Gets In is located within close proximity and Steve Pilling is due to open a new food market in the nearby Produce Hall later in the year. Other occupiers on the pitch include Rhode Island Coffee and Freedman's Bridal.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	937	87.1
First Floor	377	31.3
Cellar - Not Measured		
Second Floor Flat - Not Measured		

## Rent

Upon application.

## Tenure

A new 15 year FRI lease, subject to 5 yearly upward only rent reviews.

## Business Rates

The premises has a 2017 Rateable Value assessment of £13,350

For further details visit [gov.uk](http://gov.uk) or contact the business rates department at Stockport Council.

## EPC

Energy Performance Asset Rating - C

## 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.

**SUBJECT TO CONTRACT**

Details prepared April 2018

**Viewing Strictly through the sole letting agent.**

Barker Proudlove

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