

Manchester Office: 0161 631 2852

# To Let





1 Ardern Walk, SK1 1PT

Ground Floor: 244.34 sq ft (22.7 sq m) Rent on Application

# Barker Proudlove

### **Location & Description:**

- 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 244.34 sq ft (22.7 sq m) Basement 120.55 sq ft (11.2 sq m) **Rent:** 

Available upon request.

#### Lease:

A new 5 year lease, inside the Landlord & Tenant Act.

#### EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £7,000. **Date Prepared:** August 2024

#### Contact Us:

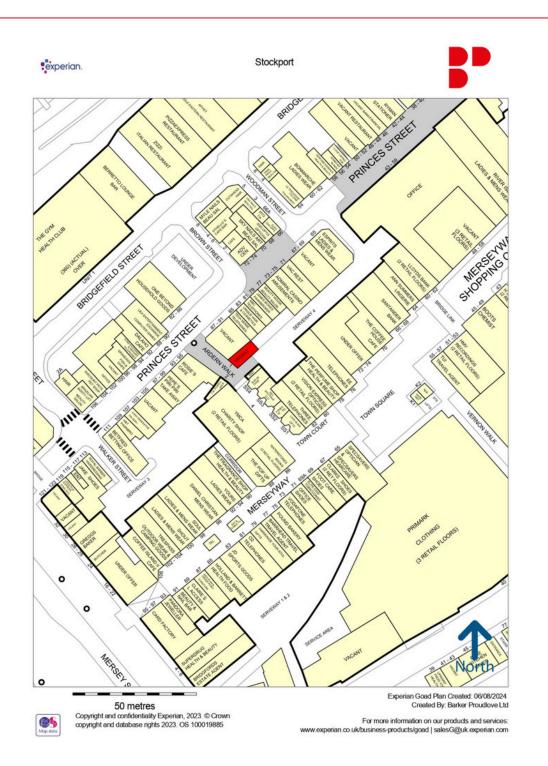
**Jessica Swain** 07885 127366 jessica@barkerproudlove.co.uk

Tom Prescott 07841 168163 tom@barkerproudlove.co.uk

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