

# To Let-Under Offer



## Stockport

87-91 Princes Street

Ground Floor: 1,566 sq ft (145.49sq m)

Rent on Application

Subject to Vacant Possession

## 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.
- Princes Street is Stockport's main secondary high street, which has been fully pedestrianised. Redrock, Stockport's leisure scheme anchored by The Light cinema with tenants including Pizza Express, Loungers and The Gym is located on the adjacent Bridgefield Street to the north. Merseyway, the town's prime retail pitch runs immediately parallel to the south of Princes Street.
- The unit occupies a prominent corner position at the junction from Princes Street in to the Merseyway Shopping Centre. Retailers in the immediate vicinity include Betfred, Rosie's Café, Pepes Piri Piri, CEX, USC and One Below.
- Change of Use to suit Food and Beverage sales will be supported, subject to the exact details of the proposed use.

## Demise:

Ground Floor 1,566 sq ft (145.49 sq m)

First Floor 1,464 sq ft (136.01 sq m)

Second Floor 1,107 sq ft (102.84 sq m)

## Rent:

Available upon request.

## Lease:

Subject to vacant possession, the premises are available by way of a new 10 year, inside the Landlord and Tenant Act lease.

## EPC:

Available upon request.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £34,500.

## Date Prepared:

August 2024

## Contact Us:

**Gary Crompton**

07554 402314

gary@barkerproudlove.co.uk

**Tom Prescott**

07841 168163

tom@barkerproudlove.co.uk



Stockport



50 metres  
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