

STOCKPORT

2 Warren Street

PRIME RETAIL UNIT TO LET

Location

Stockport is a large town which lies 7 miles due south east of Manchester City Centre. It benefits from excellent communications being less than a mile away from Junction 27 of the M60 Manchester Ring Road.

The premises are located in a prime position on Warren Street close to the junction with Bridge Street and Merseyway. The property is adjacent to **Shoe Zone and Poundland**, other retailers nearby include **Sports Direct, Savers, Café Nero & Scotts** and both **Sainsbury's & Asda Supermarkets**.

Accommodation

The property is arranged over ground & first floors with the following approximate areas:

Internal Width	46'6"	14.2 m
Shop Depth (Max)	47'1"	14.4 m
Ground Floor Sales	1,773 sq ft	165 sq m
Ground Floor Store	84 sq ft	8 sq m
First Floor Sales	1,293 sq ft	120 sq m
First Floor Store	127 sq ft	12 sq m

The premises benefits from the use of a secure yard to the rear of the premises for deliveries and refuse store.

Please note: The property has not been measured by the agents and we are relying on information provided by the landlords.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£45,000 per annum exclusive**



EPC

The Energy Performance asset rating is Band D, 85. A full copy of the EPC is available if required.

Business Rates

Verbal enquiries to Stockport Borough Council confirm the property is assessed as follows:

Rateable Value £36,500

Interested parties are advised to make their own enquires on 0161 474 5188.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Simon Guest of Emanuel Oliver, 0151 236 6700, simon@emanueloliver.com

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