

To Let – Retail Premises

1,940 sq ft (180.2 sq m)

43-45 Great Underbank, Stockport, SK1 1NE

- On the instructions of Santander
- Central location
- Available for immediate occupation

Location

The unit is situated behind the Merseyway Shopping Centre. The unit is situated in the central retail location within Stockport and nearby retailers include Primark, Argos, Marks and Spencer and Topshop.

Description

This double unit is demised over ground, first and second floor. The unit benefits from a glazed, double frontage and is adjacent to the entrance to Stockport Merseyway car park.

The unit may be split to provide two separate shops, subject to contract.

Accommodation

The unit extends to the following approximate floor areas*:

Ground Floor	1,161 sq ft (107.9 sq m)
First Floor	465 sq ft (43.20 sq m)
Second Floor	313 sq ft (29.10 sq m)
TOTAL	1,940 sq ft (180.20 sq m)

*Areas taken from VOA

Rates

Rateable Value	£18,500
UBR	47.9p
Rates Payable (Per Annum)	£8,862

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease or assignment of the existing lease with expiry on 15 November 2022.

Rent

Rent on application

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has been rated an EPC level 'D'.

Full details available on request.

Viewing and further information

By appointment through Sole Agents GL Hearn.

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
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