



1b The Hollins Marple Stockport, SK6 6AY

**1,545
SQ.FT**



- Prime retail unit located at Hollins Parade
- Suitable for a variety of retail and E class uses
- RV to March 31st 2026: £33,500
- RV April 1st 2026 onwards: £29,250
- Neighbours include Costa/Well/Greggs
- Rear loading with security shutters front/rear
- Close to Asda superstore - 2 hrs free parking
- New Lease/No premium/Terms to be agreed

Location

The property is located at Hollins Parade fronting Stockport Road in the centre of Marple. The property is a short drive to the M60 at Bredbury and a 15 minute drive to Stockport town centre.

- M60: 4 miles.
- Stockport: 4.5 miles.



Description/Accommodation

The property provides ground floor retail accommodation and forms part of a mixed commercial and residential parade in the centre of Marple. The property benefits from double fronted glazed shop front, large open plan retail sales, private kitchen with male and female toilets and rear storage accommodation with rear access for loading.

1b The Hollins: 1,545 Sq.ft overall comprising:-

Main sales: 1,373 Sq.ft overall - 22'9" width x 61'11" max depth less kitchen & toilet facilities.

Rear store: 172 Sq.ft overall - 21'2" x 8'8" less 2'4" x 5'1".

Rateable Value

Rateable Value: £33,500 to 31st March 2026.
Rateable Value: £29,250 1st April 2026.
Small Business Rates Multiplier 2025/26: 49.9p.
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent

£38,000 per annum exclusive.
£3,166.67 per calendar month.

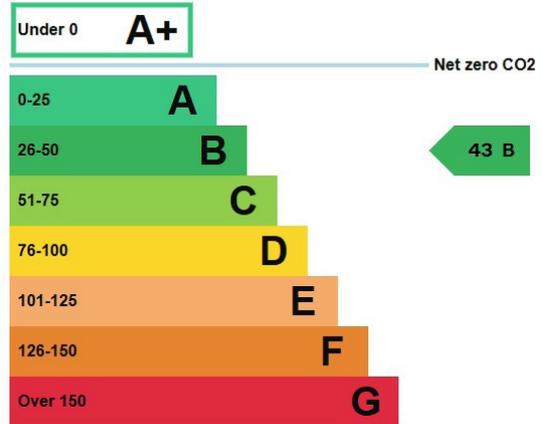
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. FEBRUARY 2026.