

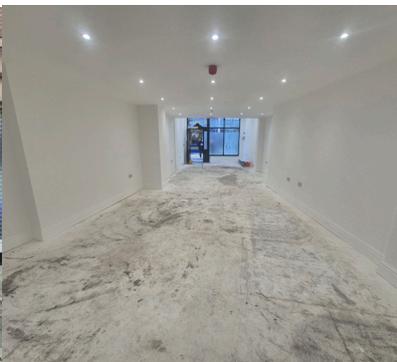
MBRE

**RETAIL
TO LET**



16
Great Underbank
Stockport
SK1 1LW

**1,470
SQ.FT**

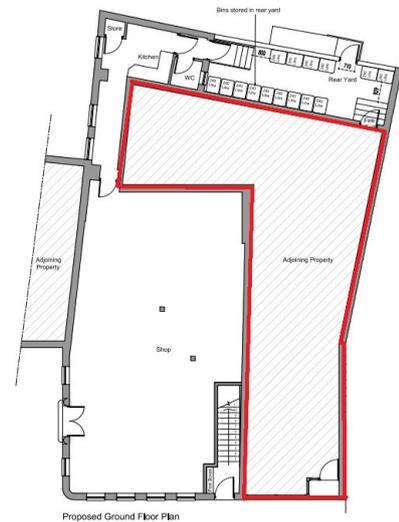


- Prominent town centre retail/offices premises
- Located close to the White Lion pub
- Close to the Underbanks & Market Place
- Suitable for a variety of E use class uses
- White box shell condition for Tenant shop fit
- Open plan sales/disabled w.c/kitchen/toilets
- RV: £22,500 - Retail relief may be available
- A short walk to Merseyway shopping centre

Location

The property is located on Great Underbank and is a short walk to Little Underbank, Market Place, Lower Hillgate and Merseyway shopping centre. Stockport bus and train stations are a short walk away.

- Stockport Interchange: 0.2 miles.
- Stockport train station: 0.4 miles.
- M60: 1 mile.



Description/Accommodation

The property occupies the ground and first floor of a mixed commercial and residential three storey premises of traditional construction with brickwork elevations under a pitched slate roof.

The ground floor provides open plan sales area with access to kitchen/toilet facilities and access to the rear.

The first floor provides private offices with additional kitchen and toilet facilities.

18 Great Underbank: 1,470Sq.ft overall comprising:-

Ground floor: 965 Sq.ft overall comprising open plan sales, kitchen and toilet.

First floor: 505 Sq.ft overall comprising two private offices, store room, kitchen and toilet facilities.

Rateable Value

Rateable Value: £17,750 - 2025.

Rateable Value: £22,500 - 1st April 2026.

Small Business Rates Multiplier 2025/26: 49.9p.

Retail relief may be available.

Contact SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£23,500 per annum exclusive.

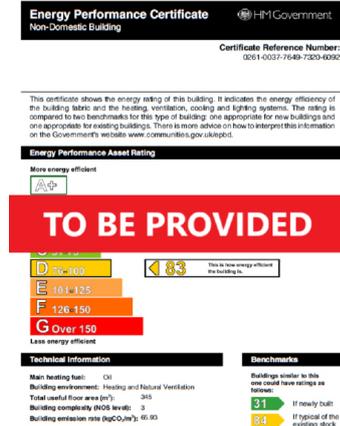
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not 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. MARCH 2026.