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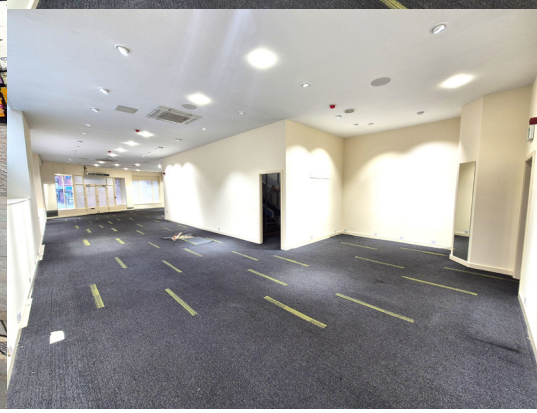
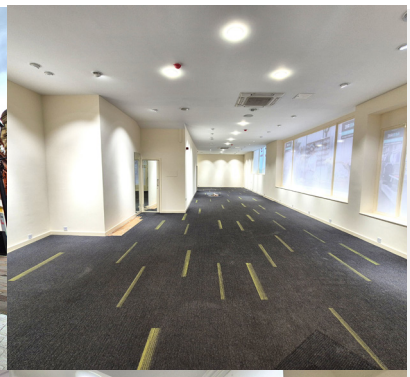
RETAIL TO LET



2 Warren Street Stockport SK1 1UD

3,547 SQ.FT



- Prime Stockport town centre retail premises
- Ground floor open plan sales/access to yard
- First floor storage, office, kitchen, toilets
- Gated rear service yard/refuse store
- Rent/Service Charge/Insurance/VAT payable
- Prominent prime return fronted retail unit
- Close to Sports Direct/Greggs/Asda/Barclays
- Alternative uses considered including food/

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Location

The property is located fronting Warren Street in a prime location in Stockport town centre close to the Merseyway Shopping Centre and Stockport Market Place in the Old Town. Neighbouring occupiers include Sport Direct, Greggs, Asda, Barclays and Poundland.

- M60 Motorway: 0.5 miles.

Description/Accommodation

The property occupies the ground and first floors of a two storey commercial retail property of traditional construction with brickwork elevations, return fronted display windows and external canopy under a stitched concrete roof. To the rear is a private service yard/refuse store accessed from Bridge Street via secure gate providing rear loading.

Ground floor: 1,705 Sq.ft comprising:-

Main sales: 1,180 Sq.ft - 72'4'' max depth x 25'10'' max width.
Store: 46 Sq.ft - 10'1'' x 4'6''.
Rear store: 375 Sq.ft - 15'3'' x 27'9'' less toilet.
Store: 62 Sq.ft - 13'4'' x 4'7''.
Bottom of stairs: 42 Sq.ft - 4'5'' x 9'4''.

Disabled toilet facilities with low level w.c and sink.

First floor: 1,842 Sq.ft comprising:-

Main stockroom: 1,360 Sq.ft - 70'9'' x 21'2''.
Office: 207 Sq.ft - 11'10'' x 16'1'' plus 4'1'' x 4'2''.
Rear office: 130 Sq.ft - 9'4'' x 13'11''.
Kitchen: 145 Sq.ft - 9'3'' x 15'7''.

Staff toilet with low level w.c and sink.

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Rateable Value

Rateable value: £32,000.
Small Business Rates Multiplier 2026/27: 43.2p.

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

£48,000 per annum exclusive.

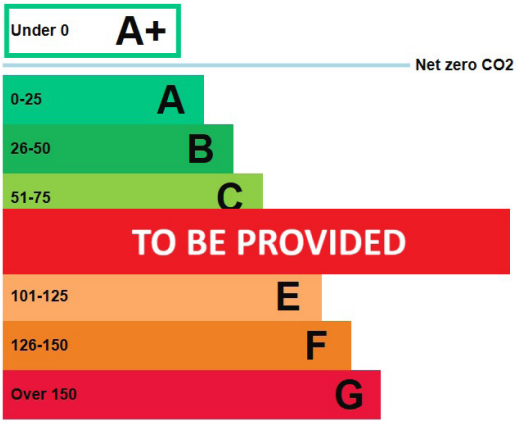
VAT

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. Estimated at £3,000.00

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. £2,157.60 Current year.

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. SEPT 2026.

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