

MBRE

RETAIL TO LET



72-74
Princes Street
Stockport
SK1 1RJ

**1,290
SQ.FT**



- Town centre prime corner retail premises
- Located between Redrock & Merseyway
- Ground floor: 738 Sq.ft/Lower GF: 552 Sq.ft
- Suitable for a variety of retail/office uses
- RV: £17,250 - £8,607.75 payable before relief
- New Lease available with terms to be agreed
- External electronic security roller shutters
- Access to a small rear communal yard

Location

The Property is located on the corner of Princes Street and the newly created Suffragette Square on Brown Street adjacent to the new Redrock retail and leisure development on Bridgefield Street.

The NCP multi-storey Redrock car has annual tickets available - NCP: 0345 050 70 80.



Description/Accommodation

The retail unit occupies the ground and lower ground floors of a three storey mixed retail and office building of traditional construction with rendered brickwork elevations under a flat roof.

Ground Floor: 738 Sq.ft

Main sales: 29'2" max width x 24'4" max depth

Rear corridor: 10'4" x 3'11" plus 3'4" x 5'3" with stairs to lower ground floor and toilet.

Lower Ground Floor: 552 Sq.ft

Main office: 24'4" x 13'1" overall Less stairs

Office 1: 8'3" x 13'1"

Office 2: 6'1" x 12'4"

Kitchen: 7'10" x 10'10" plus 4'11" x 2'4" including high and low level cupboards and sink with drainer.

Rateable Value

Rateable value: £17,250.

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 3 year term.

Rent

£18,000 per annum exclusive.

£1,500 per calendar month.

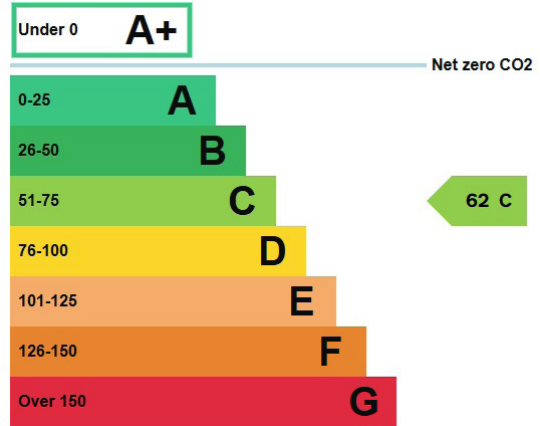
VAT

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. AUGUST 2025.