



46
Market Street
Marple
Stockport, SK6 7AD

**357
SQ.FT**



- Fully refurbished ground floor retail premises
- Finished to shell condition ready for fit out
- Self contained retail unit with toilet facilities
- Electric heating and LED lighting throughout
- Timber facade with aluminium shop front
- Low RV: £10,750 - 100% SBRR - Nil rates
- Suitable for a variety of E use operators
- Not suitable for hot food takeaway uses

Location

The property is located on the pedestrianised Market Street in the centre of Marple close to Hollins Parade, Asda supermarket and the main town centre car park off Trinity Street.

- Stockport: 5 miles.
- M60: 4 miles.



Description/Accommodation

The property provides fully refurbished ground floor retail accommodation with access via the main shop front off Market Street.

The property has been finished to shell condition with plastered walls and screed floor ready for Tenant specific shop fit. The property benefits from electric heaters, LED lighting and new toilet fittings.

Ground floor: 357 Sq.ft overall comprising:-

Main sales: 13'6" width x 27'6" depth less 1'10" x 7'2".

The property is suitable for a variety of E use class operators but excluding hot food takeaway use where extraction and ventilation is required.

Rateable Value

Rateable value: £10,750.

Small Business Rates Multiplier 2024/25: 49.9p.

100% Small Business Rates Relief - Nil payable rates.

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

£12,000 per annum exclusive.

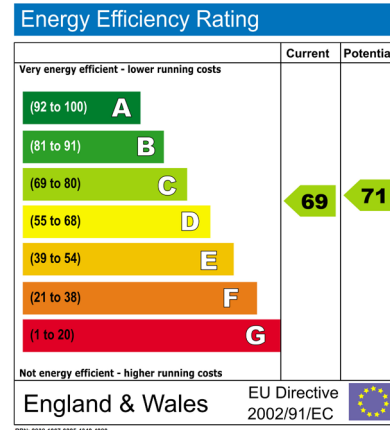
VAT

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. Electricity & water to be invoiced by LL.

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. JANUARY 2025.