

**fisher
german**

26 Princes Street

Leasehold
Retail Premises

Stockport, SK1 1SE

1,011 Sq Ft (94 Sq M)



To Let | £18,000 per annum



Amenities



Glazed
Frontage



EPC D



Transport
Links



Town Centre
Location

26 Princes Street

1,011 Sq Ft (94 Sq M)

Description

The retail premises is currently arranged over two storeys with retail showroom space on the ground floor and storage space on the first floor. There are staff facilities and a WC located on the first floor.

The property is situated in a prominent town centre location, highly visible on Princes Street itself. It benefits from being positioned between Stockport's prime retail area, the Merseyway Shopping Centre, and the modern Redrock retail and leisure complex, which drives foot traffic.

The shop is easily accessible, with excellent public transport links nearby, including Stockport train station just a short walk away.

Location

The subject property is located on Prince's Street is a central shopping street in Stockport that has undergone significant transformation as part of the town's regeneration. Stockport is a large market town and a major settlement within Greater Manchester, situated approximately seven miles southeast of Manchester city centre.

Accommodation

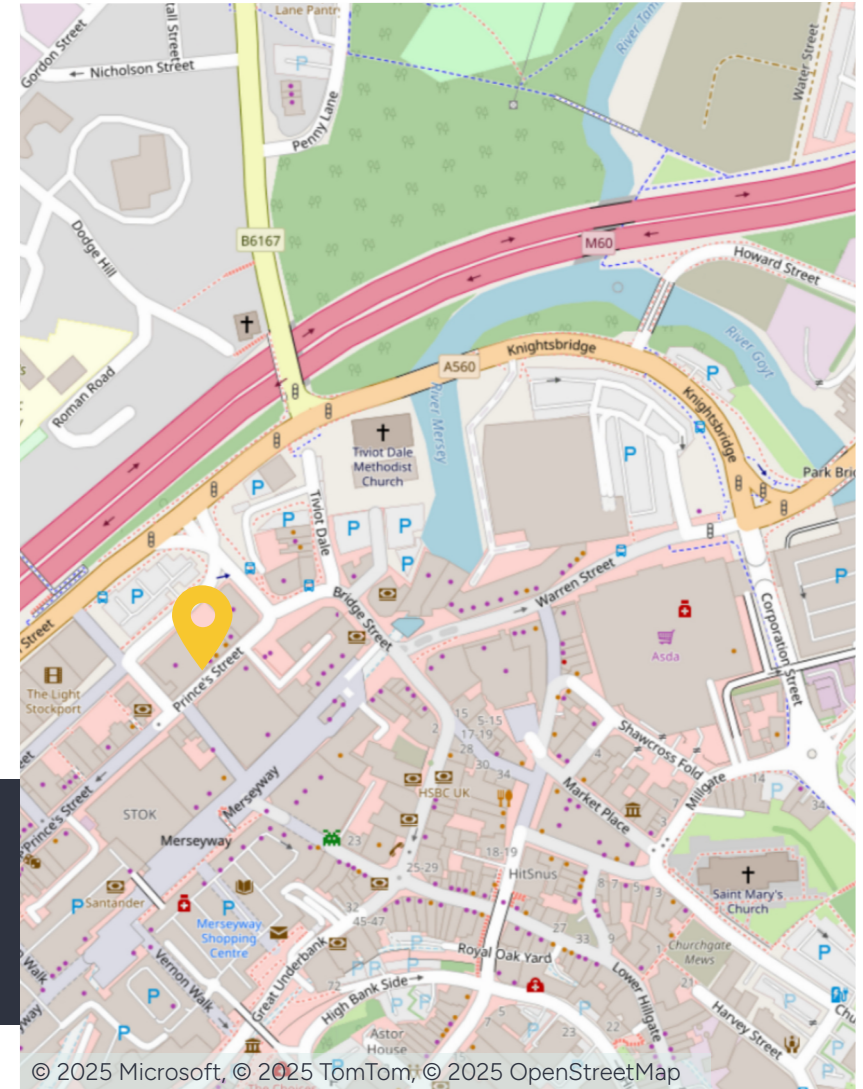
Description	Sq Ft	Sq M
Ground Floor	634	58.94
First Floor	377	35
Total	1,011	93.94

Locations

Manchester: 7 miles
Wilmslow: 8 miles
Macclesfield: 12 miles

Nearest station

Stockport: 0.7 miles
Nearest airport
Manchester: 8 miles



Further information

Rent

£18,000 per annum exclusive.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £14,750.

Legal Costs

The tenant is to contribute to the landlord's reasonable legal costs of the new Lease limited to a maximum figure of £1,500 plus VAT.

EPC

The EPC rating is D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is D.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 26 Princes Street, Stockport, SK1 1SE

What3words: ///dose.fumes.mining



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Karl Broadhead

01565 745 773

karl.broadhead@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated November 2025. Photographs dated January 2025.



This brochure is fully recyclable