

MBRE

RETAIL TO LET



45-47
Great Underbank
Stockport
SK1 1NE

**3,421
SQ.FT**



- Exciting Stockport Old Town opportunity
- Three storey retail premises with courtyard
- Suitable for food & drink bar/restaurant use
- Located close to The White Lion public house
- Located close to Market Place/Foodie Friday
- Property will be subject to full renovation
- Includes GF/FF/SF/Basement/rear courtyard
- New FRI Lease / No Premium / Terms TBA

Location

The property is located fronting Great Underbank close to the busy food & drink centre of Little Underbank and Lower Hillgate and a short walk to Merseyway shopping precinct.

- Stockport bus station: 0.2 miles.
- Stockport train station: 0.3 miles.
- M60: 0.5 miles.



Description/Accommodation

The property provides a four storey retail premises of traditional construction with brickwork elevations under a pitched roof with accommodation at basement, ground, first and second floor levels along with rear courtyard for external seating and bin stores.

The property will undergo significant internal and external works to provide a shell finish ready for a Tenant specific fit out.

Lower Ground floor: 72.52 Sq.m/780 Sq.ft.

Ground floor: 113.59 Sq.m/1,222 Sq.ft.

First floor: 66.7 Sq.m/717 Sq.ft.

Second floor: 65.24 Sq.m/702 Sq.ft.

Appropriate occupiers include food & drink operators including bar and restaurant uses.

The images shown are before works have commenced and will be subject to change.

Rateable Value

Rateable value: £TBA - currently removed from list.
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 5 term.

Rent

£38,000 per annum exclusive.
£3,166.67 per calendar month.

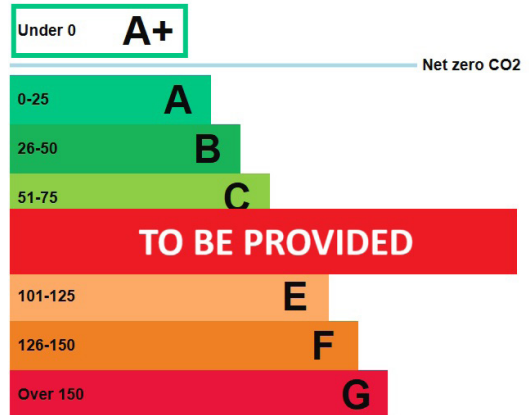
VAT

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 gas, 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. OCTOBER 2025.