

Leisure, Office, Retail TO LET / FOR SALE



54 Princes Street, Stockport, SK1 1RY

Prominently located retail premises in Stockport Town Centre

Summary

Tenure	To Let / For Sale
Available Size	877 sq ft / 81.48 sq m
Rent	£12,000 per annum
Price	Offers in excess of £150,000
Rateable Value	£8,100 100% small business rate relief available to qualifying tenants
EPC Rating	Upon enquiry

Key Points

- Open plan retail space
- Additional basement storage
- Security shutters
- Hot & cold air conditioning
- Overlooking Red Rock development
- No business rates to pay (subject to qualifying criteria)

Description

The property comprises a traditionally constructed two storey mid-terraced property, with brick elevations beneath a pitched slate covered roof.

The premises benefits from good natural light with a glazed display frontage onto Princes Street complete with security shutter, hot & cold air conditioning units, ample plugs & internet connections via trunking and a suspended ceiling.

The ground floor provides an open plan retail space, with stairs leading to 2 good sized office/storage rooms incorporating kitchenette and w/c facilities. Further storage can be found within the basement with restricted head height.

Location

The property is situated in a prominent position on the pedestrianised Princes Street in Stockport Town Centre, overlooking Stok to the front and the Red Rock retail, restaurant, and cinema development to the rear. Any business locating here will have the benefit of significant through traffic between these two principle areas.

Other nearby national occupiers include Rymans, Bon Marche and CEX.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Basement	Storage	330	30.66
Ground	Open plan retail	295	27.41
1st	Front office/store	142	13.19
1st	Kitchen/store	110	10.22
Total		877	81.48

Terms

The premises are available on a new FRI (fully repairing and insuring) lease for a minimum of 6 years with other terms to be agreed.

Business Rates

Rateable Value (2023 List) - £8,100

100% Small Business Rates Relief may be available depending on the ingoing tenants individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

EPC

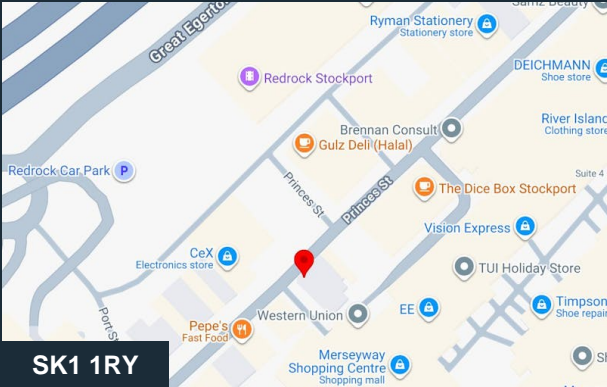
We understand that an EPC has been commissioned and will be made available upon request

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Services

We understand that mains electric, water and drainage are connected to these premises.



Viewing & Further Information



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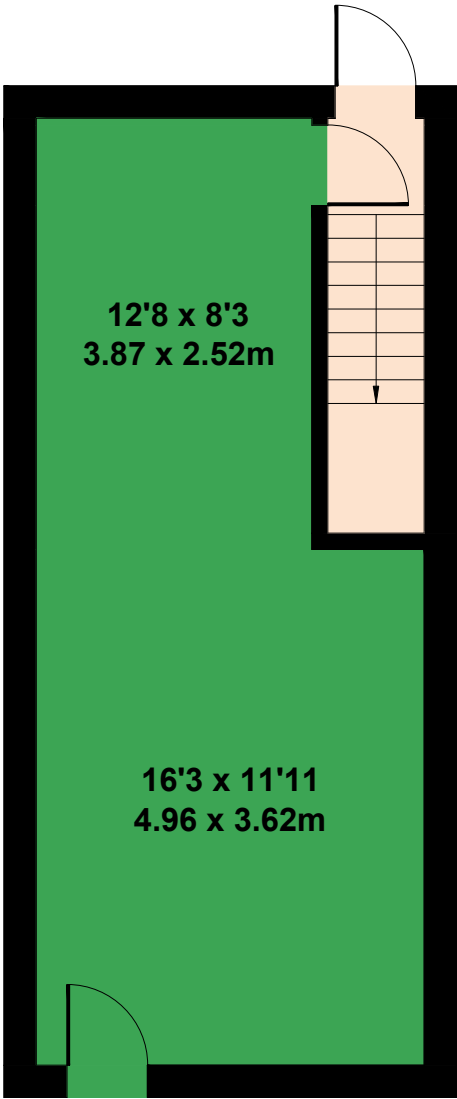
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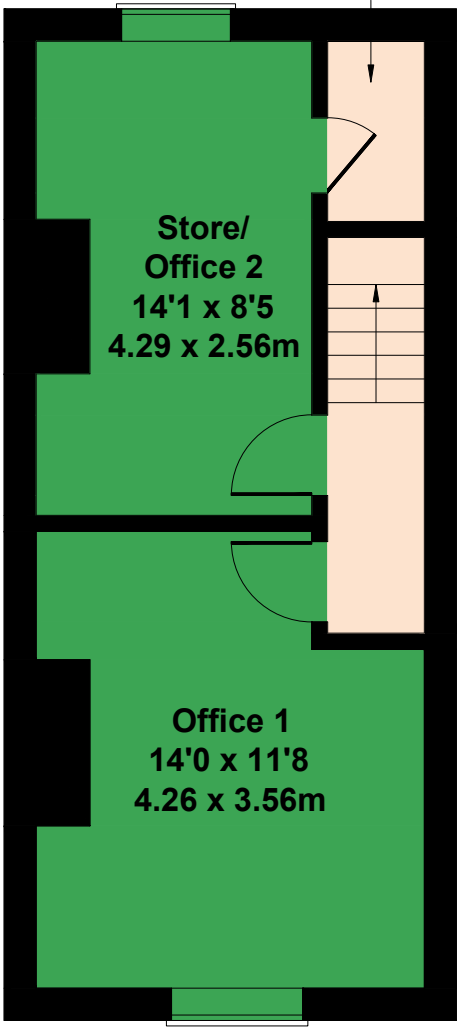
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Approximate Gross Internal Area
689 sq ft - 64 sq m

WC
5'6 x 2'7
1.68 x 0.80m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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