



57a
St Petersgate
Stockport
SK1 1DH

**650
SQ.FT**



- Retail/Showroom/Office Unit
- Newly Converted
- Extremely Prominent
- Direct Frontage onto St Petersgate
- Rates Free to Qualifying Occupiers
- Also suitable for E Classes
- 0.3miles Stockport Train Station

Location

A brand new Town Centre Located Development by One Heritage positioned in the heart of St Petersgate Stockport. A popular commercial location due to its proximity to the market place and public transport links

Produce Hall - 0.3 miles

M60 - 1 mile

Manchester City Centre - 6 miles

Manchester Airport - 8 miles

Stockport Exchange 0.2 miles



Description

A 650 sq.ft. ground floor retail/office unit. The property can be summarised as follows

- A newly converted unit to shell condition
- Providing an open plan office/retail space together toilet/kitchen amenity
- Extremely prominently located with direct frontage onto St Petersgate
- Business Rates Free to qualifying occupiers
- Suitable for traditional retail/showroom/trade/office or other uses that fall within the "E" Classes
- Full Glazed Frontage

Services

All mains services available to the property. Electricity, water and drainage

Rateable Value

For information on business rates please visit www.voa.gov.uk

Rent

£15,000 per annum exclusive

Price

£200,000

Terms/Tenure

On leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE
Michael Blackshaw mb@mbre.space 07792201467

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. September 2022