

TO LET



Retail/Office Premises 276.84m² (2,657 sq ft)

**39 Great Underbank
Stockport
SK1 1NE**

- Town Centre location
- Suitable for a variety of uses (STP)
- Rent incentives available

LOCATION

The property is located in Stockport Town Centre near to the junction of Great Underbank and Little Underbank. Great Underbank is an established parade of shops within walking distance of all town centre amenities.

GENERAL DESCRIPTION

The property comprises a three-storey mid terraced period building of brick construction beneath a pitched slate roof.

Internally the ground floor is largely open plan in layout with a couple of small office rooms to the rear.

The first floor is split level with the lower section comprising two partitioned offices and the higher section comprising a landing area, two offices and WC. The second floor provides further open plan office/storage space.

The property benefits from a suspended ceiling on the ground floor with spotlights, electric storage heaters and an intruder alarm system.

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the areas of the units are as follows:

| | | |
|-------------------|----------------------------|-------------------|
| Ground Floor | 86.7m ² | 933sq ft |
| First Floor Lower | 29.74m ² | 320sq ft |
| First Floor Upper | 67.49m ² | 726sq ft |
| Second Floor | 62.91m ² | 677sq ft |
| Total | 276.84m² | 2,657sq ft |

LEASE

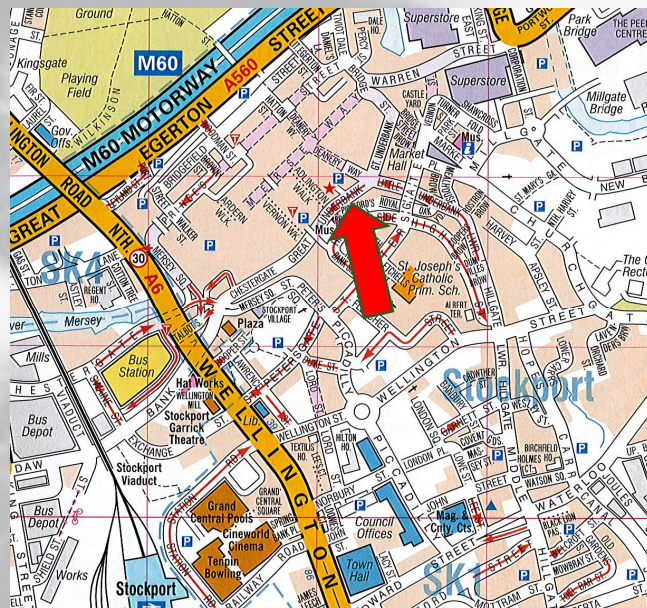
The property is available by way of new fully repairing and insuring leases at an initial rent of £22,500pa for a period of time to be agreed.

TENURE

Believed freehold.

BUSINESS RATES

Rateable value is £20,250. Estimated rates payable is £9,983 between April 2018-19.



EPC

Copies of the EPCs are available on request.

VAT

It is understood that VAT is not applicable.

VIEWING

By appointment with the sole agents:

WT Gunson for the attention of: -

Neale Sayle

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Or

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