

Prominent Town Centre Retail Unit To Let (May sell)

270 ft² (25 m²) sales area, plus 2 floors of ancillary space



18 Bridge Street
Stockport, SK1 1XR

Description

A town centre retail unit with ancillary storage to the upper floors.

Location

The property occupies a highly prominent position, fronting Bridge Street, which provides a link between the Market Place and The Underbanks and the prime retail area of Merseyway. The property is also near to The Courts retail scheme on Warren Street.

Occupiers in the vicinity include Carphone Warehouse, Meeks and Shoe Zone.

Accommodation

The accommodation is situated on ground, first and second floor levels, as follows:-

Net Frontage	4.62m	15'2"
Internal Width	4.67m	15'4"
Sales Depth	6.05m	19'10"
Sales Area	25.0m ²	270ft ²
First Floor	18.41m ²	198ft ²
Second Floor	22.52m ²	242ft ²
WC facilities		



Services

Mains electricity, water and drainage are believed to be connected and available. A security alarm system is installed but has not been tested.

Further Information

Please arrange all viewings by prior appointment. Contact Andy Riches or James Bennett (0161) 477 4222.

Business Rates

Rateable Value £12,000.00

Some tenants/ businesses may be entitled to 100% Small Business Rate Relief on this property.

Interested parties should verify the rating liability with Stockport MBC. Tel: 0161 480 4949.

Terms

The property is available to let by way of a new full repairing and insuring lease. Terms are negotiable. The vendor may also consider a sale of the freehold interest.

Rent

£15,000 per annum exclusive of VAT

EPC

The landlord will implement energy saving improvement works prior to a letting of the property to raise the EPC rating above Band F.



Chartered Surveyors • Property Agents & Valuers
Churchill Chambers, Churchill Way, Macclesfield, SK11 6AS

Important Information

The agents and seller take no responsibility for an error, misstatement, or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices quoted are exclusive of, but may be subject to, Value Added Tax

Energy Performance Certificate

Non-Domestic Building



18 Bridge Street
STOCKPORT
SK1 1XR

Certificate Reference Number:
0230-8976-0372-3760-7044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **136**

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	90
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	207.69
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

70 If typical of the existing stock