

STOCKPORT SK1 1RY

46 PRINCES STREET

SHOP TO LET



Portland House
4 Great Portland Street
London W1W 8QJ

LOCATION

The property is situated on Princes Street in close proximity to the Merseyway Centre and Red Rock Leisure Scheme. Other nearby multiple occupiers include **Creams Cafe**, **Greggs**, **Poundland**, **The Light Cinema** & **Pizza Express**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The premises are arranged on ground floor only comprising the following approximate dimensions and net floor areas:

Gross Frontage	13 ft 10 in	4.00 m
Net Frontage	12 ft 9 in	3.91 m
Internal Width	13 ft 1 in	3.97 m
Shop Depth	48 ft 7 in	14.65 m
Ground Floor Sales	680 sq ft	63 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include rent reviews at 5 yearly intervals, at a commencing rent of **£15,000 per annum exclusive** of rates, service charge & VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



RATES

To be reassessed following subdivision works.

EPC

An EPC has been commissioned and a copy of the EPC can be provided upon request.

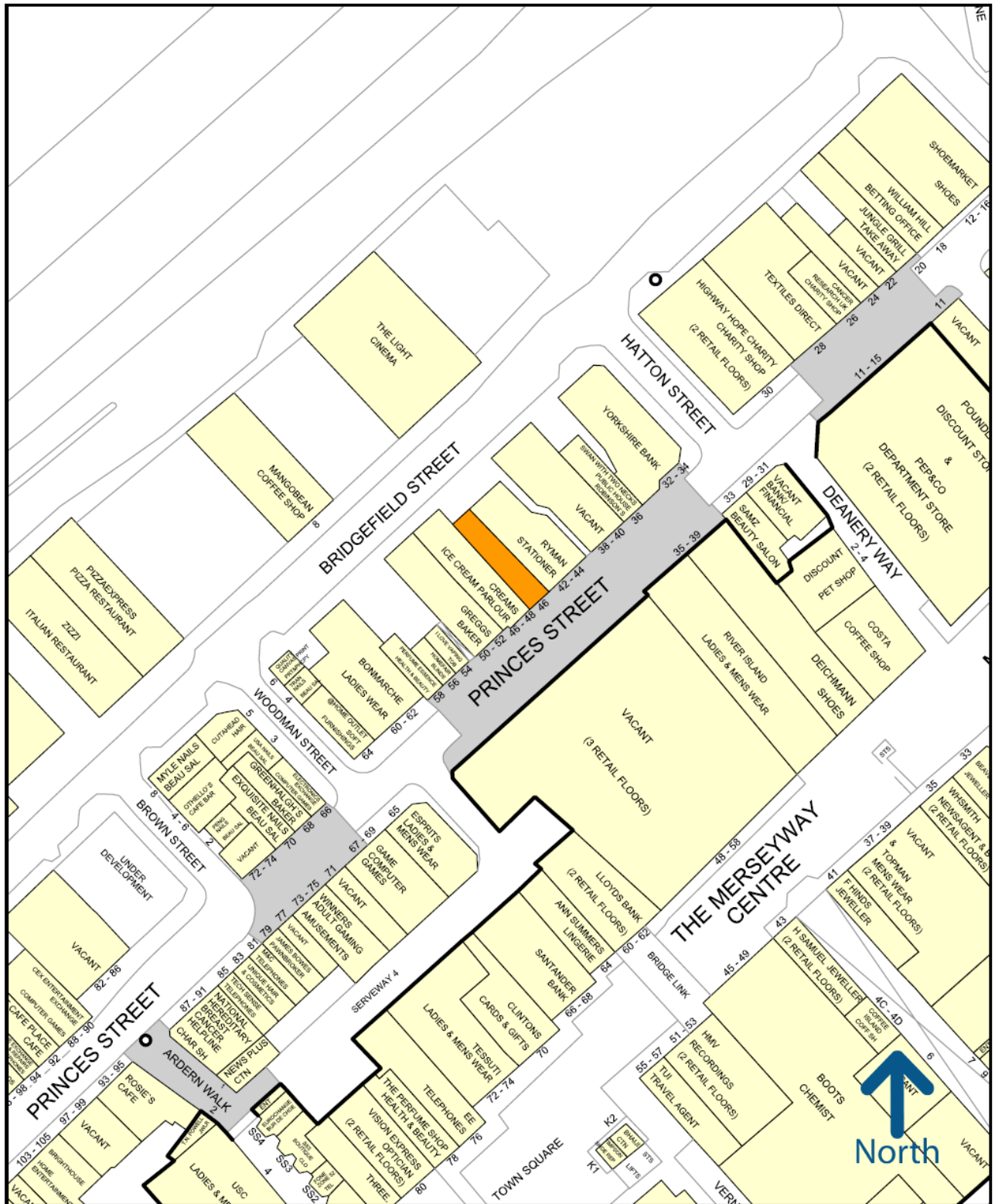
VIEWING

For further information or arrangement to inspect, please contact:

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SUBJECT TO CONTRACT



Experian Goad Plan Created: 19/08/2019
Created By: HRH Retail

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