

To Let

2 Great Underbank, Stockport, SK1 1LW



richard lucas property consultants
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Location

The property is prominently located at the junction of Great Underbank and Bridge Street. This part of the street is pedestrianised and is close to the busy junction between Merseyway and Warren Street. Retailers nearby include; Bank, Laura Ashley, Greenwoods, HSBC and Virgin Money.

Description

The premises are arranged on ground and first floors and have the following approximate areas:

Ground Floor	244.70 sq m	2,634 sq ft
First Floor	184.70 sq m	1,988 sq ft
Total	429.40 sq m	4,622 sq ft

Tenure

The property is held by way of a full repairing and insuring lease for a term expiring on 23rd June 2019, subject to a rent review on 24th June 2014.

Planning

The property benefits from A2 planning consent. Alternative uses may be considered on application and subject to the required consents.

Rent

The current rent passing is £90,000 per annum exclusive.

Terms

The property is available by way of assignment or underlease. Incentives available, subject to covenant strength.

Business Rates

Rateable Value:	£110,000
UBR 2013/14:	£0.471
Rates payable 2013/14:	£51,810.00

Interested parties are advised to make their own enquiries with the local rating authority on 0161 474 5188.

Viewing

Strictly by arrangement via:

Richard Lucas Property Consultants Ltd 0161 241 7998
info@richardlucas.co.uk

Or our joint agents:

CBRE 020 7182 2203
(Ram Rasiah) ram.rasiah@cbre.com

Subject to Contract



goad
Digital Plans
Tel: 0845 601 6011

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

89 This is how energy efficient the building is.

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