

PRIME SHOP LEASE FOR DISPOSAL

STOCKPORT- 11 WARREN STREET

FITTED RETAIL UNIT - IMMEDIATELY AVAILABLE ON FLEXIBLE TERMS



CHARTERED SURVEYORS

Peter House,
Oxford Street,
Manchester, M1 5AN
0161 209 3930
Fax: 0161 209 3931
Email: mail@rrg.co.uk
www.rrg.co.uk

Retail

0161 209 3930



TENURE

The premises are held by way of an effectively full repairing and insuring lease due to expire on 23rd June 2011 at a rent of £50,000 per annum exclusive of VAT, rates and service charge.

RATING

We are verbally advised by the Local Rating Authority that the premises have the following Rating Assessment: -

Rateable Value (2005 Assessment): £51,000
Uniform Business Rate (2009/2010): £0.485
Rates Payable (2009/2010): £24,735

Interested parties are advised to verify this information directly with the Local Rating Authority on 0161 480 4949.

LEGAL COSTS

Each party are to be responsible for their own legal and associated costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available to the successful Applicant as soon as it is practicable.

VIEWINGS

Viewings are strictly by appointment. For further information please contact: -

GARY CROMPTON
Direct Dial: 0161 209 3933
E-mail: gcrompton@rrg.co.uk

GRAHAM COWARD
Direct Dial: 0161 209 3932
E-mail: gcoward@rrg.co.uk

SUBJECT TO CONTRACT
May 2009

LOCATION

The subject unit is one of the most prominent units within the town centre, situated at the intersection of Warren Street and the Merseyway Shopping Centre. The property also benefits from its location in close proximity to both **Asda** and **J Sainsbury** Superstores and the towns main market.

Neighbouring retailers also include **Dorothy Perkins**, **Caffe Nero**, **Scotts** and **Carphone Warehouse**.

ACCOMMODATION

The premises provide a prominent two storey unit with sales accommodation at both ground and first floor. The unit extends to the following approximate areas and dimensions: -

Gross Frontage:	5.97 m	19'7"
Internal Width:	5.54 m	18'3"
Shop Depth:	11.73 m	38'6"
Ground Floor:	65.96 sq.m	710 sq.ft.
First Floor Sales:	36.23 sq.m	390 sq.ft.
First Floor Store:	11.52 sq.m	124 sq.ft.

TERMS OF DISPOSAL

The unit is available by way of assignment/sub-lease of the existing leasehold interest.

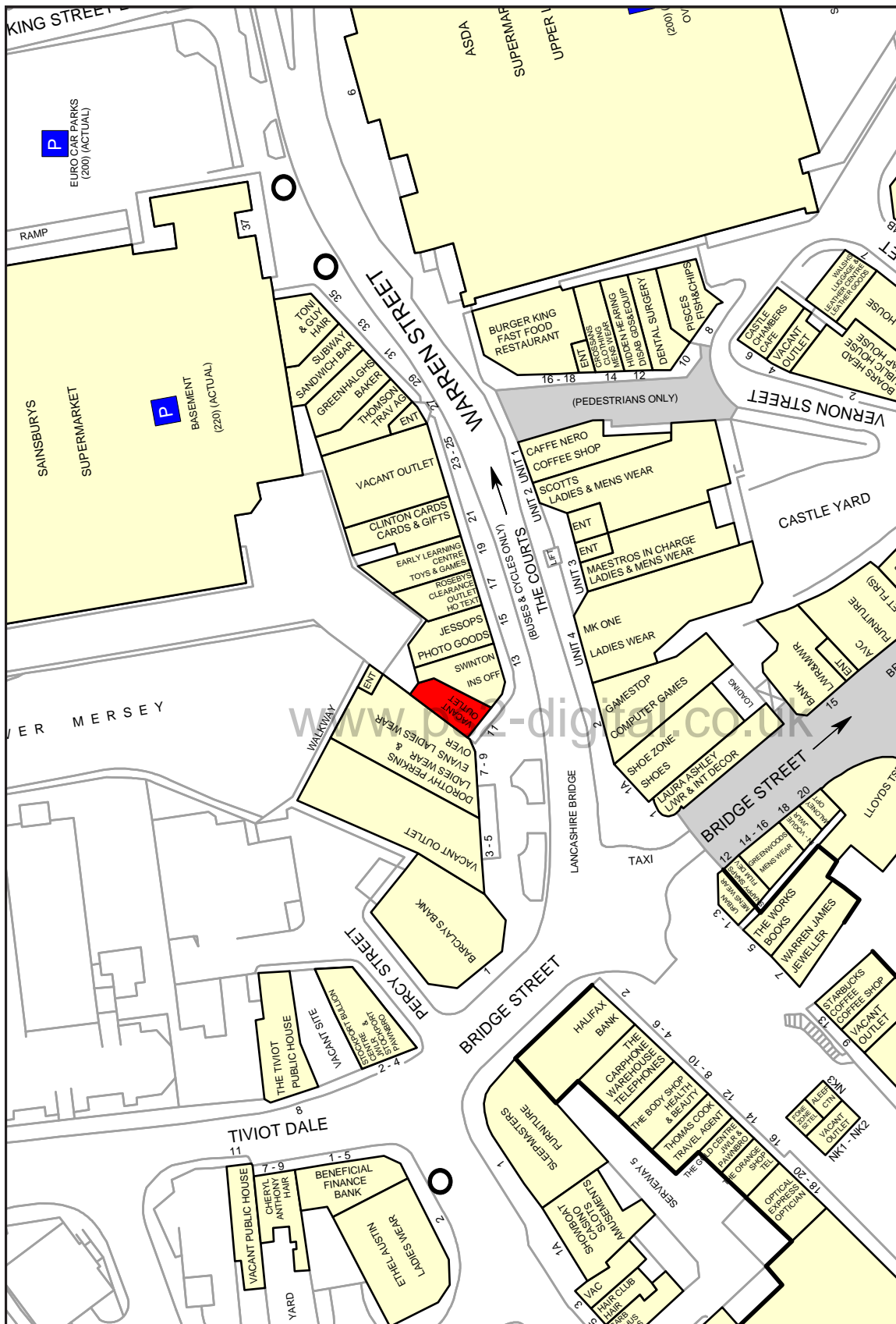
Alternatively a new effectively full repairing and insuring lease is available. Full details on request.

11 WARREN STREET STOCKPORT

▲ Reid
▲ Rose
▲ Gregory

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