

STOCKPORT

RETAIL UNIT TO LET

31 Warren Street, SK1 1UD

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The subject premises are located in a busy position fronting Warren Street adjacent to Subway and close to Asda and two of Stockport's principal shoppers car parks. Other retailers in the immediate vicinity include Sports Direct, British Heart Foundation, The Entertainer, BetFred, Greggs, Evans Cycles, Caffe Nero and Poundland.

The premises are arranged over ground and first floors.

Lease Details and Rent

The property is available by way of a new effectively full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent - £30,000 per annum exclusive.

Accommodation

The premises are arranged over ground and first floors providing the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	958	89
First floor	484	45

Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:

Rateable Value (2017) £25,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Subject to contract & Vacant Possession.

EPC

A full copy of the EPC is available upon request from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All Enquiries

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Stockport



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