

Warren Street

Stockport, Cheshire SK1 1UD

Popular High
Street Parade



- Prominent town centre retail premises
- Located close to Merseyway shopping centre
- A short walk to Stockport Market Place

Nearby retailers Include:

CAFFÈ NERO

GREGGS

SPORTS
DIRECT.com

Poundland®

ASDA

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Total
Development

21,125 sq.ft
(1,963 sq.m)

Warren Street is in the town centre of Stockport. The premises forming part of a two storey parade of commercial retail premises which benefit from rear loading facilities.

The units are close to Asda and two of Stockport's principal shoppers car parks. Other retailers in the immediate vicinity include Greggs, Savers, Amplifon, Caffe Nero, Sports Direct and Poundland.



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Available
Units

The available units provides ground floor retail sales area with rear loading access, external security shutters and first floor storage accommodation with private office, toilet and kitchen facilities.

Suitable for E use operators inc.
Food & drink



11 Warren Street	sq.ft	sq.m
Sales Area	1,230	114
TOTAL	1,230	114
RENT	£30,000 pa	
SERVICE CHARGE	£2,159 pa	
RATEABLE VALUE	£21,500 pa	



21 Warren Street	sq.ft	sq.m
Sales Area	1,508	140
TOTAL	1,508	140
RENT	£32,500 pa	
SERVICE CHARGE	£3,264 pa	
RATEABLE VALUE	£26,250 pa	

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Location

Service Charge & Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

Services

Mains electricity, water and drainage are connected to the properties.

Energy Performance

Further information available upon request.

Planning

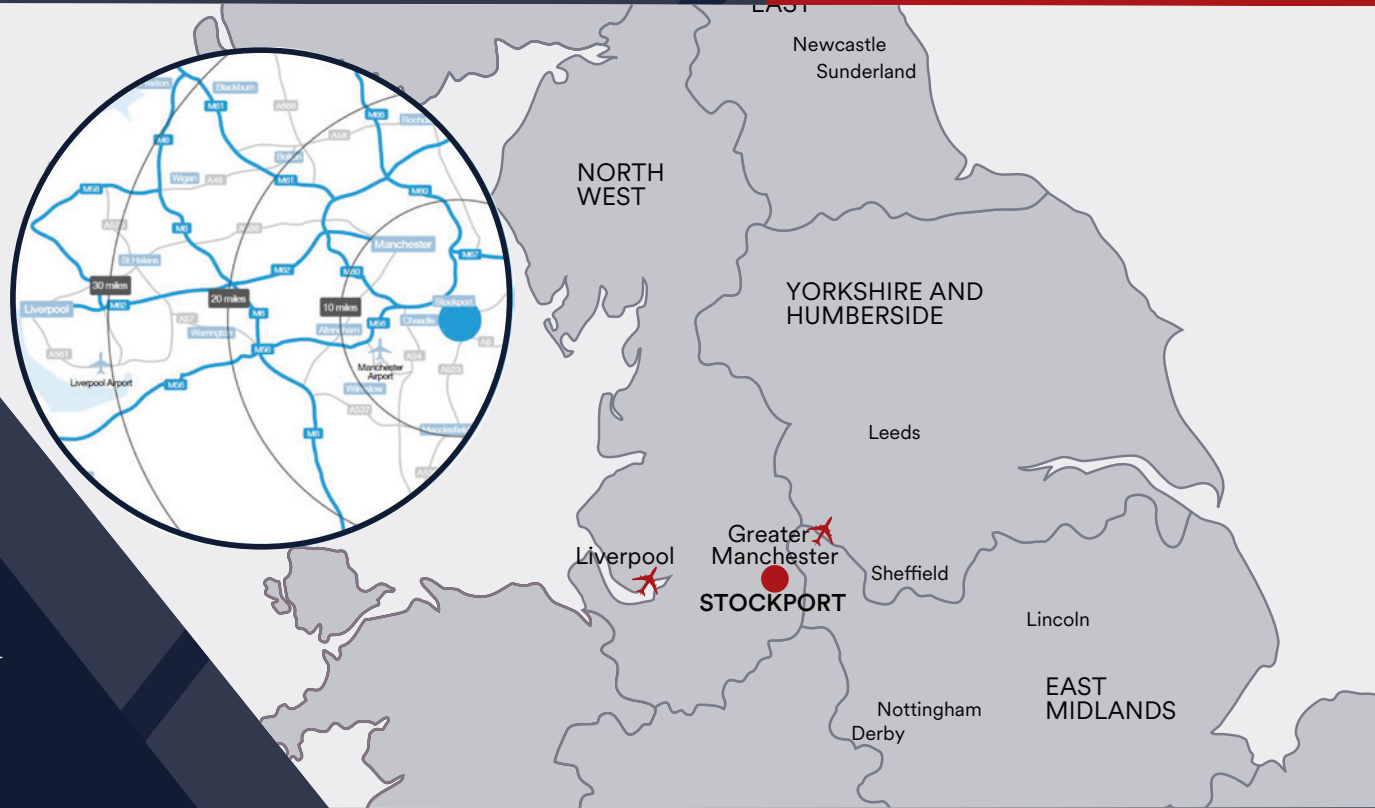
Subject to planning. It is the incoming tenant's responsibility to verify at their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location

The premises is close to Asda and two of Stockport's principal shoppers car parks. Other retailers in the immediate vicinity include Greggs, Savers, Amplifon, Caffe Nero, Sports Direct and Poundland. Easy access to the M60 connecting the town to the major arterial routes in the North West. Stockport Train Station benefits from being located on the Manchester to London mainline with access to London within 2 hours.



Car

Manchester Airport	15 mins
Manchester City Centre	20 mins
Liverpool	50 mins
Leeds	1 hour
Birmingham	1 hr 30 mins

Train

Manchester	8 mins
Liverpool	1 hr 20 mins
Leeds	1 hr 20 mins
Birmingham	1 hr 25 mins
London	2 hrs

Owned and Managed by

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Viewing

Strictly via prior appointment with the appointed agents:

MBRE

0161 850 1111

www.mbre.space

**LYONS
THOMPSON
LETT'S**

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*Potential occupiers to make own enquiries to clarify accuracy of data.

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