

Gifford Dixon

Commercial Property

TO LET



54 Princes Street, Stockport, Cheshire, SK1 1RY

First Floor Office Room

13.6 Sq M (146 Sq Ft)

£4,800 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

The property is situated in a prominent position on the pedestrianised Princes Street in Stockport Town Centre and overlooks the Red Rock retail, restaurant, and cinema development to the rear. Any business locating here will have the benefit of through traffic between these two principle areas.

Other nearby national occupiers include Rymans, Greggs and Bon Marche.

DESCRIPTION

The property comprises a traditionally constructed two storey mid-terraced property, with brick elevations and pitched slate covered roof.

The subject of this letting is a single first floor office to the front of the building. There is also a shared kitchen and toilet facility to the rear of the first floor and access to the offices is provided to the rear of the building.

ACCOMMODATION

A single first floor office to the front of the building is available, measuring 13.6sm (146 Sq. Ft), plus access to the shared W/C and kitchen facility to the first floor.

LEASE TERMS

This office is available on a minimum 3 year sub-lease agreement.

RENT

£4,800 per annum (£400 pcm) on an inclusive agreement to include rent, utilities, rates and use of the common parts.

LEGAL COSTS

The ingoing tenant is to be responsible for the reasonable costs in drafting the lease/ licence agreement.

EPC

E (103)

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

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M: 07779 263914

E: steven@gifforddixon.co.uk

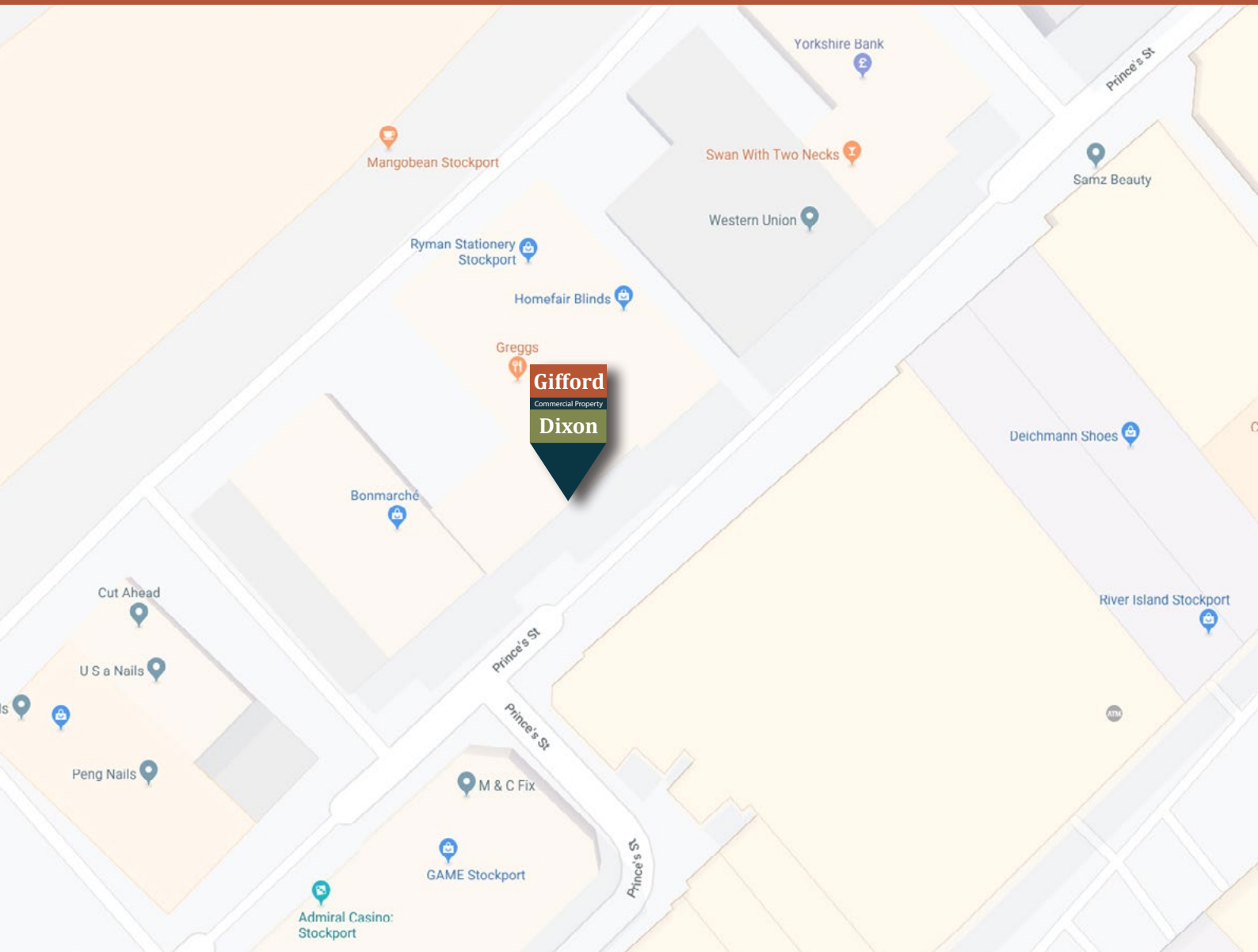
Subject to contract

15th August 2019



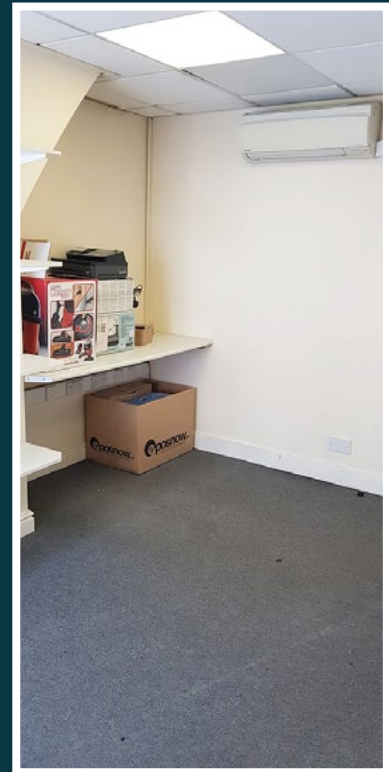
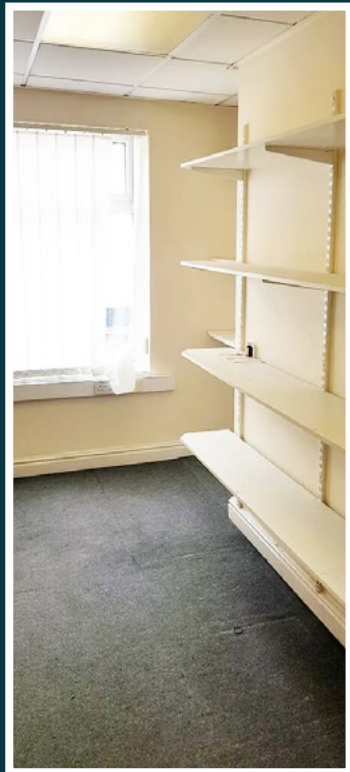
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