

FOR SALE



RETAIL INVESTMENT, LET TO BOOTS UK LIMITED

NIA 293.63m² / 3,161ft²

**9 Market Street,
Marple, Stockport,
SK6 7AA**

- Fully let to Boots UK Limited with 3 ½ years unexpired (no breaks).
- Passing rent of £32,500.
- Nearby occupiers include Costa Coffee, Iceland and M & Co.
- Rent review 2025.

LOCATION

Marple is an affluent town in Stockport, close to the Peak District. The property fronts onto Market Street, a pedestrianised high street with a number of nearby car parks.

DESCRIPTION

The premises comprise an end terraced premises set over two storeys. The property comprises a predominantly open plan sales area to the ground floor, with storage, an office, WCs, plant room and kitchenette/staff room to the first floor.

The site that the property sits upon is sloping, with steps to the side of the property leading up to a pay and display car park to the rear. Consequently, the rear of the first floor is close to ground level, with goods access available via a few steps and over a flat roof.

TENANCY

The property is let in its entirety to Boots UK Limited at a passing rent of £32,500, with the lease expiring on 21st July 2027. There are no breaks, and there is a rent review in July 2025 (upwards only to market rent).

COVENANT

Boots trade from over 2,200 stores in the UK and have an Experian rating of 100/100 (Very Low Risk).

Boots' UK Q2 2023 update highlighted the following:

- Boots Q2 retail sales up 16% YOY
- Eighth consecutive quarter of market share growth with gains across all categories
- Strong Christmas trading – record breaking period for beauty
- Continued focus on value, with more own brand essentials and investment in Price Advantage
- More people are shopping at Boots with footfall up 16% and an increase in total item sales

TENURE

Freehold (GM551803).

QUOTING PRICE

Price on Application (POA).

EPC

C (70).



ACCOMMODATION

We have measured the premises to Net Internal Area in accordance with RICS Property Measurement (2nd Edition) as follows:

| | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 171.49 | 1,846 |
| First Floor | 122.139 | 1,315 |
| Total | 293.63 | 3,161 |

VAT

All quoted sums are exclusive of but liable to VAT at the prevailing rate.

VIEWINGS

By appointment with the sole agent:

W T Gunson

Josh Hill

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Date of preparation: May 2023 (amended Feb 2024)