

62% of offices
above let
to Sky

St Peter's Square Stockport

TO LET

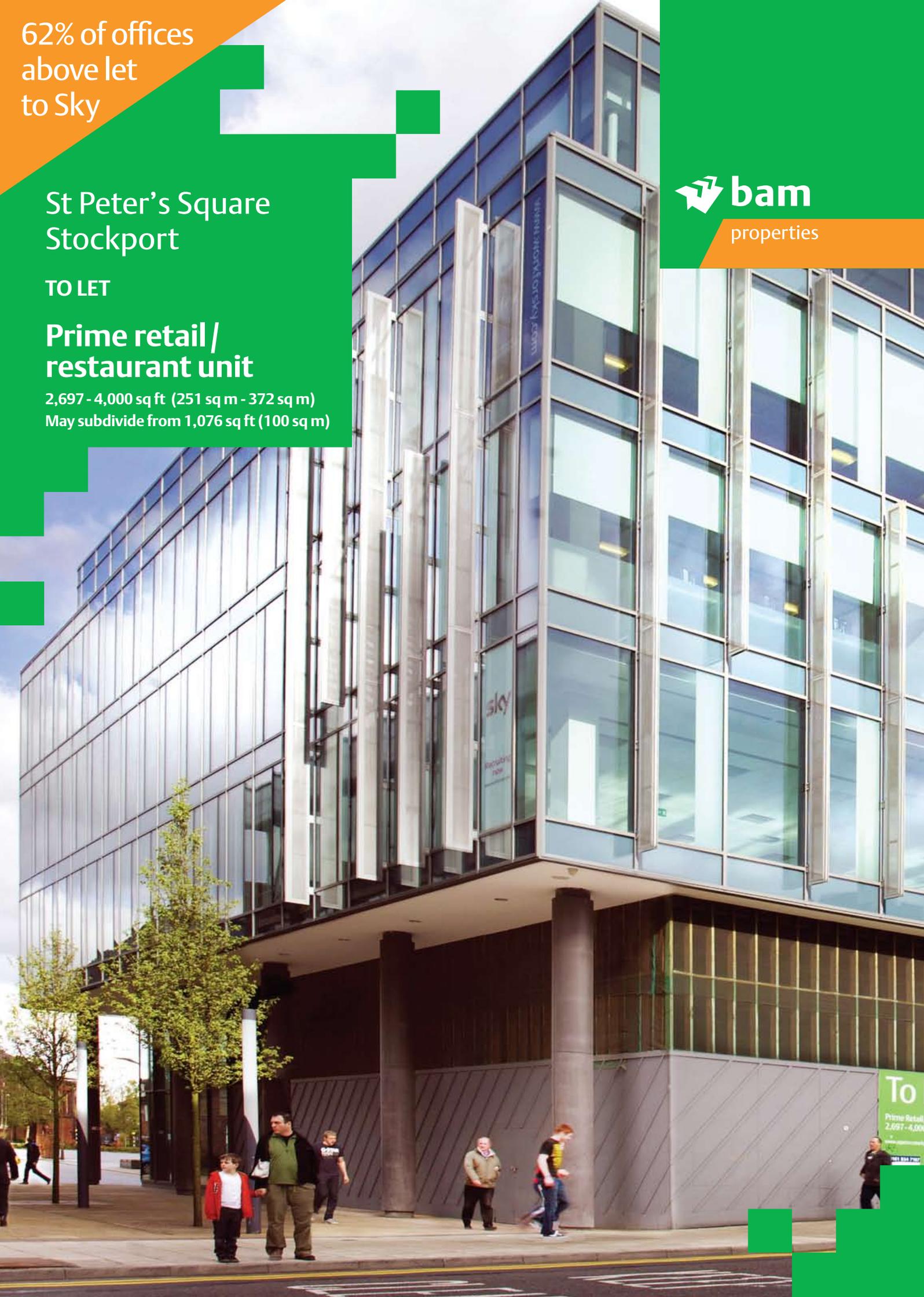
Prime retail / restaurant unit

2,697 - 4,000 sq ft (251 sq m - 372 sq m)

May subdivide from 1,076 sq ft (100 sq m)



properties



A prime retail/restaurant unit available in the heart of Stockport town centre

2,697 - 4,000 sq ft

This exciting retail/restaurant unit enjoys a **prominent location** on the main A6, within the heart of Stockport town centre. The total population within the Stockport primary catchment area is 509,000 (Promis).

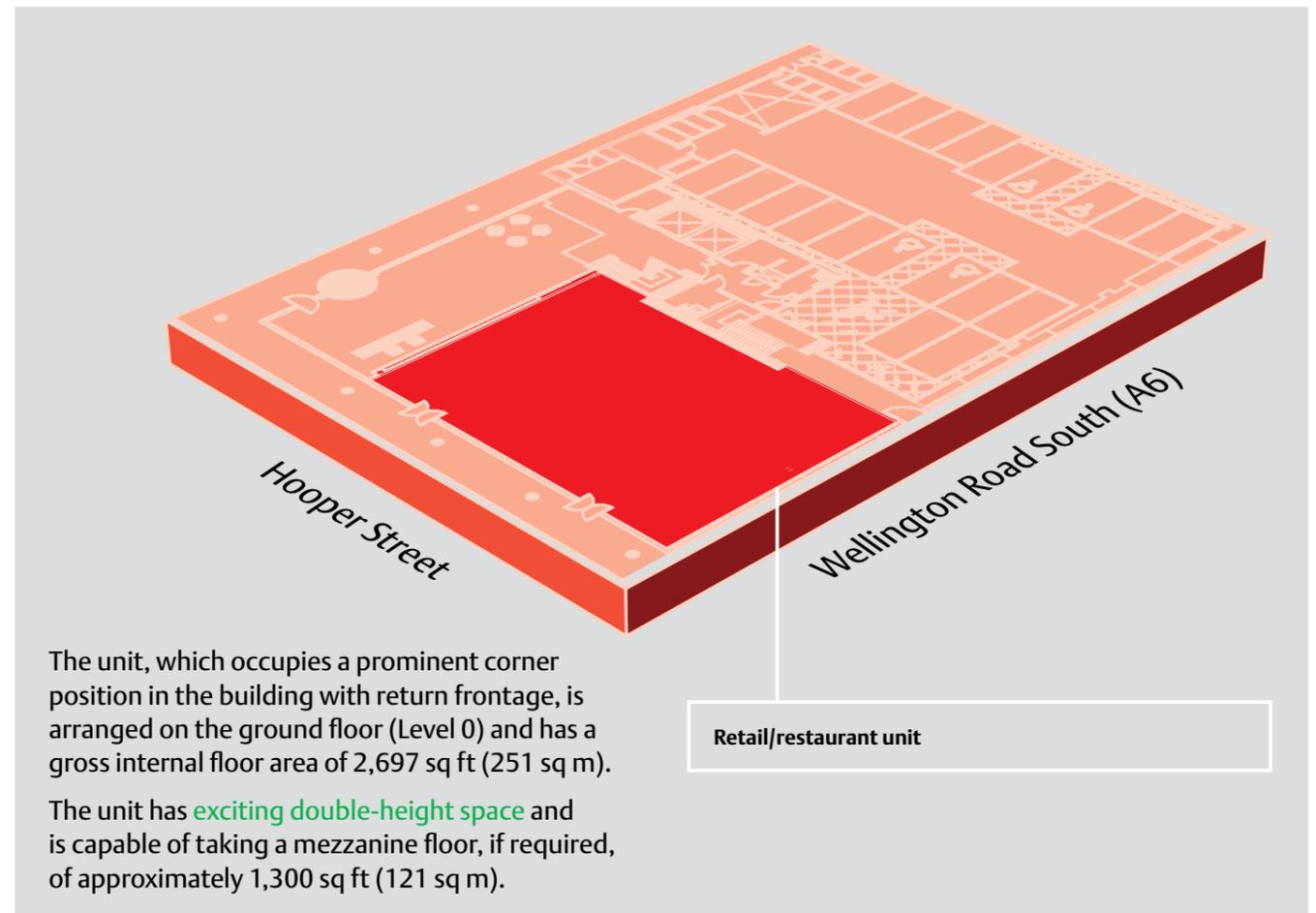
The unit forms part of the prestigious St Peter's Square office development, a 51,402 sq ft. **state-of-the-art building** with **striking architecture**.

29,221 sq ft (62%) of the office space above the retail/restaurant unit has recently been let to Sky. 600 staff work in this space with flexible shift patterns from 7am until 11pm, 7 days a week.

To complement the building, Stockport MBC has invested £4m in St Peter's Square, creating an attractive contemporary **landscaped environment**.

The unit is within walking distance of the Merseyway Shopping Centre, Grand Central leisure development and Stockport railway station.

GMPVF has recently purchased the former Royal Mail sorting office on the A6 (opposite St Peter's Square). The redevelopment will provide a 168 room hotel, approximately 50,000 sq ft of Grade A offices with 9,000 sq ft of ground floor retail/leisure space.



Rent

Upon application.

Lease

The unit is available on FRI terms, for a term of years to be agreed, subject to five-yearly upward only rent reviews.

Planning

Planning consent for A2, A3, A4 and B1 uses.
Potential for A1 use, subject to planning.

Subject to licensing, there is potential for external seating.

Service charge/insurance

To be paid by the in-going tenant.

Business rates

To be paid by the in-going tenant.

Viewing

Please contact the letting agents.

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another development by



Further information can be obtained at www.stpetersstockport.com

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