

Shop Investment Greater Manchester



**1/1a Little Underbank,
Stockport SK1 1LA**

Situation:

The property is situated fronting the pedestrianised Little Underbank in the centre of Stockport. Population 291,775 (2021 Census). Occupiers in the immediate vicinity include Nat West, HSBC, Yorkshire Building Society, Nationwide Building Society, several restaurants and bars. Little Underbank leads to the junction of Great Underbank and Deanery Way connecting directly into the prime retailing area of Merseyway Shopping Centre.

Description:

The property is 3 storey plus basement with brick front elevation. It was originally instructed in the late 19th Century but has been adapted and modernised in more recent times. It trades as Invasion.

Accommodation (VOA Areas):

Ground Floor Sales	270 sf
First Floor Sales	236 sf
Second Floor Stores	236 sf
Basement Store	236 sf
	978 sf

Tenure:

The property is freehold

Tenancy:

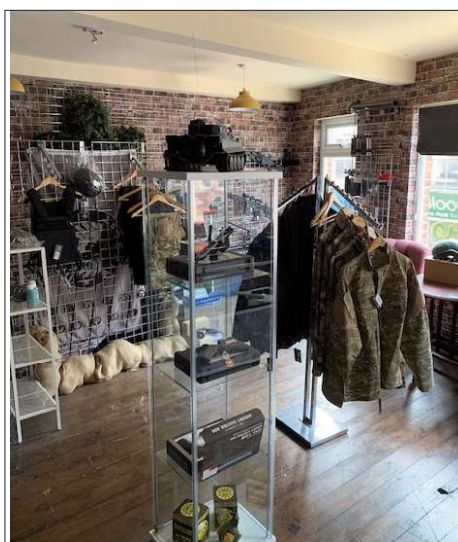
Let on a 10 year FRI Lease expiring 15 July 2030 at a current rental £10,000 pa payable monthly in advance.

Income:

£10,000 pa

Price:

£125,000 equating to Gross Initial Yield 8%



Inspection:

By arrangement with the Sole Agents.

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**SUBJECT TO CONTRACT JGF/
JRB/AUGUST2024**

