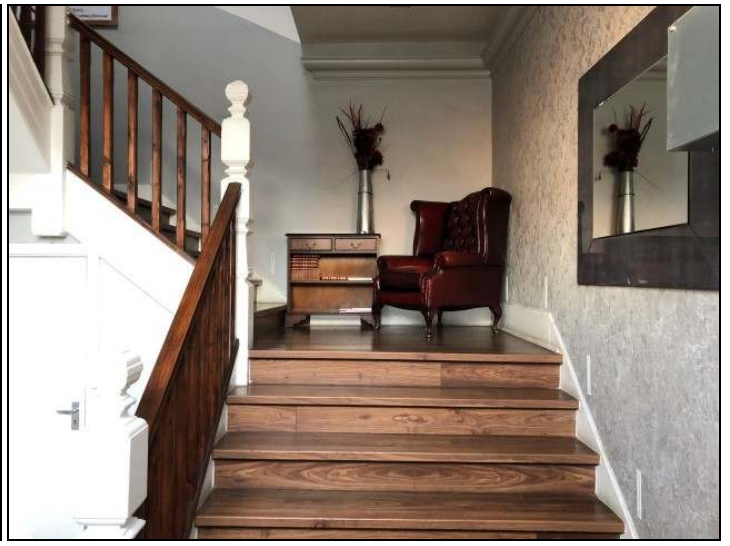
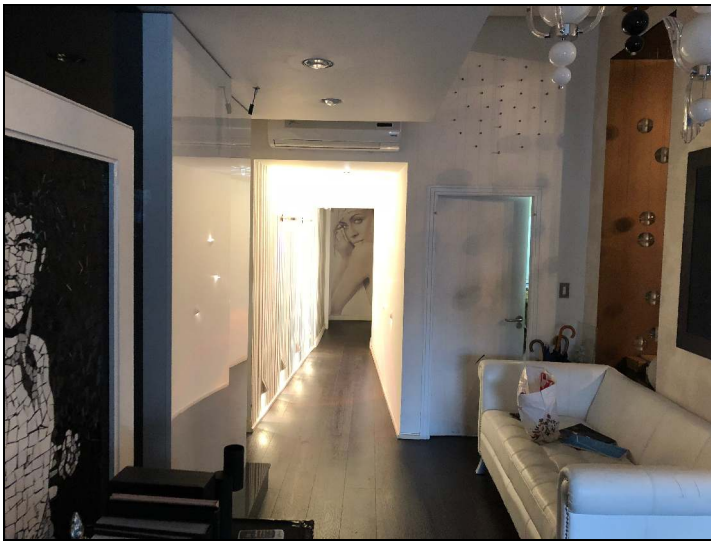


TO LET : 1,094 SQ.FT. SELF CONTAINED SHOWROOM AND OFFICE SPACE LOCATED IN STOCKPORT TOWN CENTRE

**George House
91 Lower Hillgate
Stockport
SK1 3AW**





Location

The property is prominently situated fronting Lower Hillgate, within easy walking distance of Stockport Town and in close proximity to the historical setting of Stockport Old Town's Market Place and Market Hall.

Description

A two storey building constructed approximately one hundred years ago with full height brick elevations and slate roof. The property is unique and has been substantially renovated and provides a ground floor showroom and office space.

Property Details

Accommodation	Ground Floor: 1,094 sq ft (101.69 sq m)
Rent	£11,000 per annum exclusive
Services	All mains services are available to the property including mains electricity, gas, water and drainage
VAT	We understand the property is VAT-elected
Legal Costs	Each party to pay their own legal costs
EPC	Available upon request
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk However, it is understood the property is currently listed with a Rateable Value of £13,750.

Contact us

☎ John Poole 0161 477 0444

✉ Jpoole@impey.co.uk

IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

PLEASE NOTE: Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.