Gifford Dixon
Commercial Property
0161 667 1317

Leisure, Office, Retail
TO LET

2 Great Underbank, Stockport, SK1 1LW

Recently redeveloped former banking premises

Summary

Tenure	To Let
Available Size	800 sq ft / 74.32 sq m
Rent	£15,000 per annum
Business Rates	The property has been removed from the rating list whilst being divided and refurbished. The VOA will need to reassess the unit to establish future rates liabilities upon letting.
EPC Rating	C (66)

Key Points

- Stockport Town Centre
- New glazed aluminium shop front
- 3 phase electric
- Fully refurbished to a good standard
- Open plan retail space
- Suspended ceiling with inset led lighting
- Commercial gas supply
- Use Class E (commercial, service & business)

Description

This former bank premises is a two-storey corner terrace of brick construction beneath a pitched slate roof. The subject of the letting is the recently divided left hand ground floor unit, which offers open plan space suitable for several uses including restaurant, café, retail and office.

The premises has recently been refurbished and consists of a new 3 phase electricity supply, commercial gas supply, glazed aluminium shop front, and a suspended ceiling with inset led lighting.

Other nearby users include the much-lauded restaurant “Where the lights go out”, “The Godless Place” restaurant, plus HSBC bank, NatWest Bank and Clarks Shoe shop to name but a few.

Location

The property occupies a prominent trading position in Stockport Town Centre at the junction of Great Underbank and Bridge Street, a short walk from the Merseyway shopping precinct, Warren Street, Princes, Stockport Market Place and the Redrock retail and leisure development on Bridgefield Street.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m
Ground	Retail	800	74.32
Total		**800**	**74.32**

Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 10 years with upward only rent review at the end of the fifth year and all other terms to be agreed.

Business Rates

The property has been removed from the rating list whilst being divided and refurbished. The VOA will need to reassess the unit to establish future rates liabilities upon letting.

Services

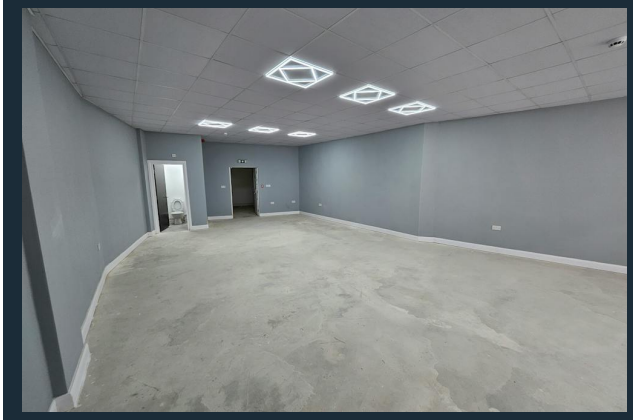
We understand that mains gas, electric, water and drainage are connected to these premises.

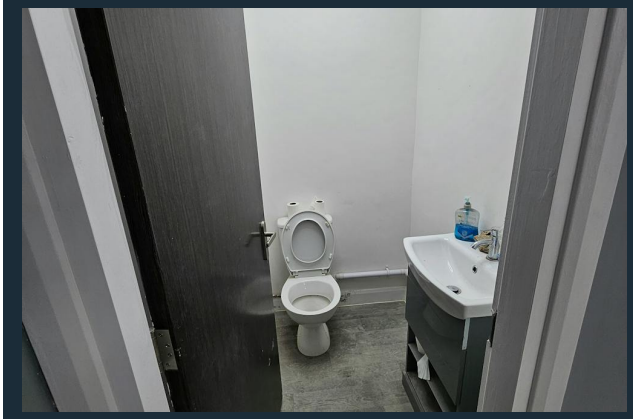
VAT

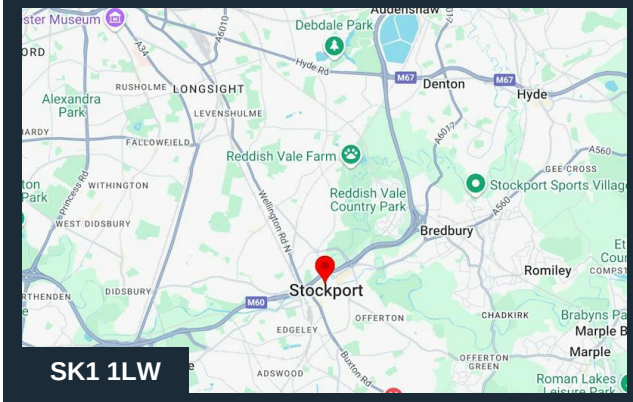
We understand that VAT is applicable to the rent on this premises.

Legal Costs

The ingoing tenant is to be responsible for the landlords’ reasonable legal fees in the preparation of the lease and associated documentation.





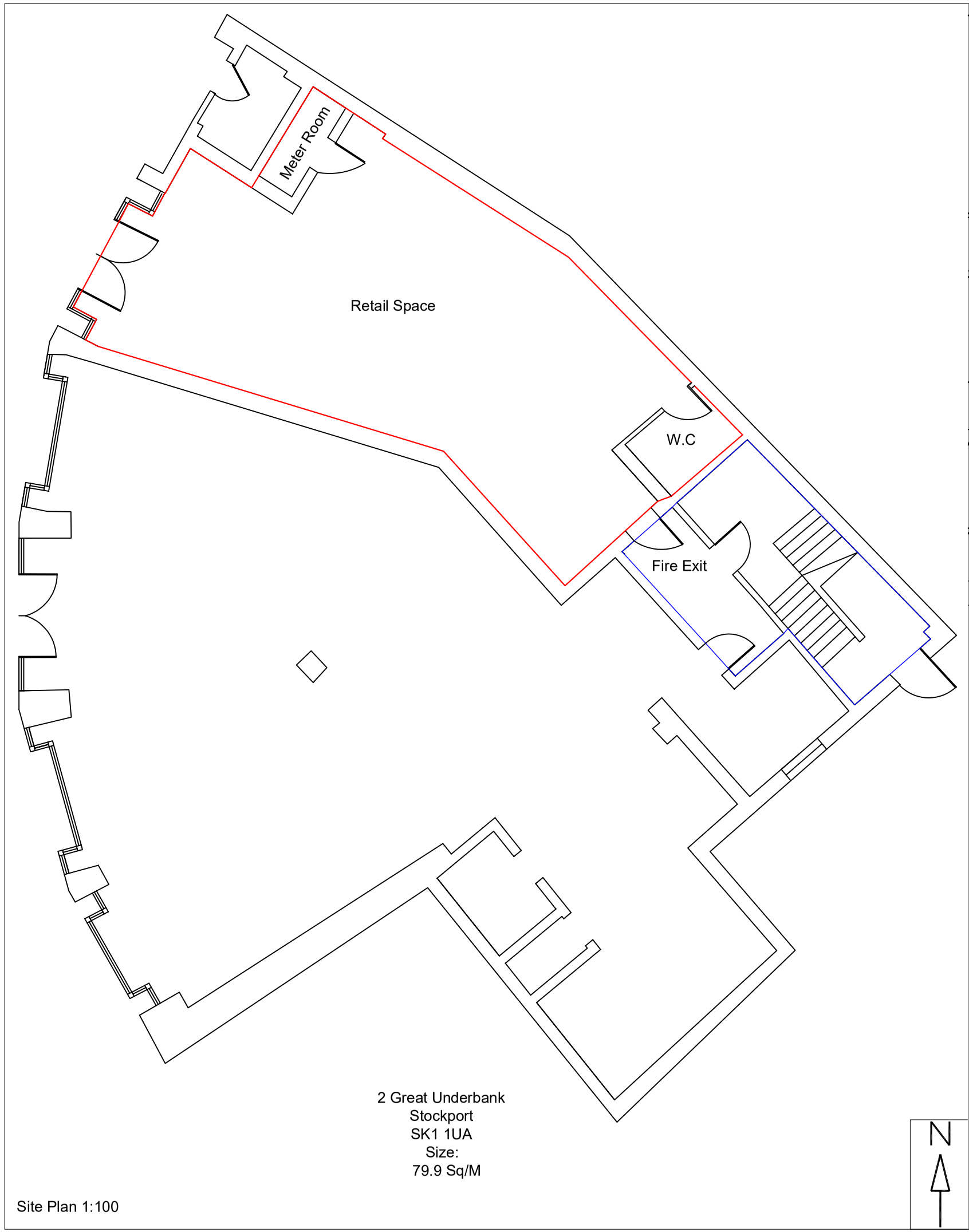


SK1 1LW

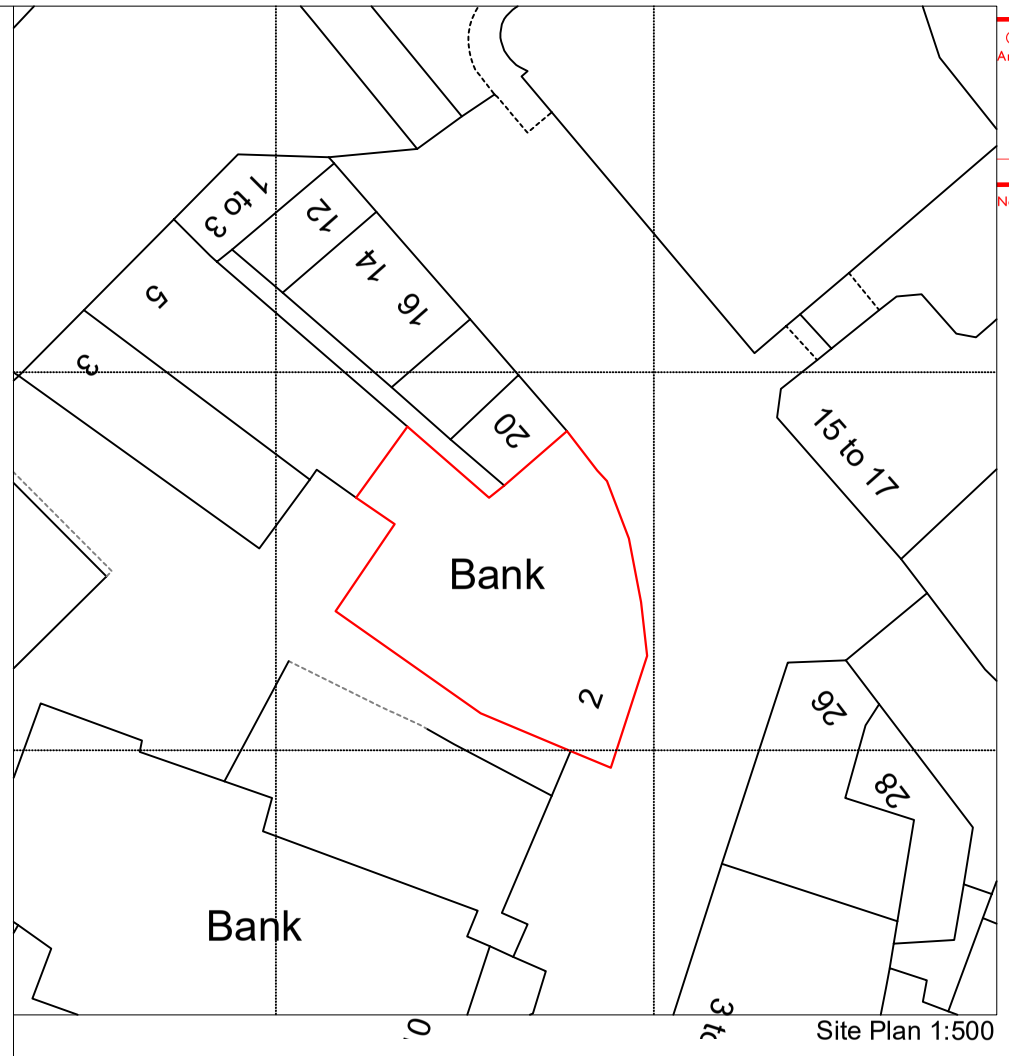
Viewing & Further Information

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

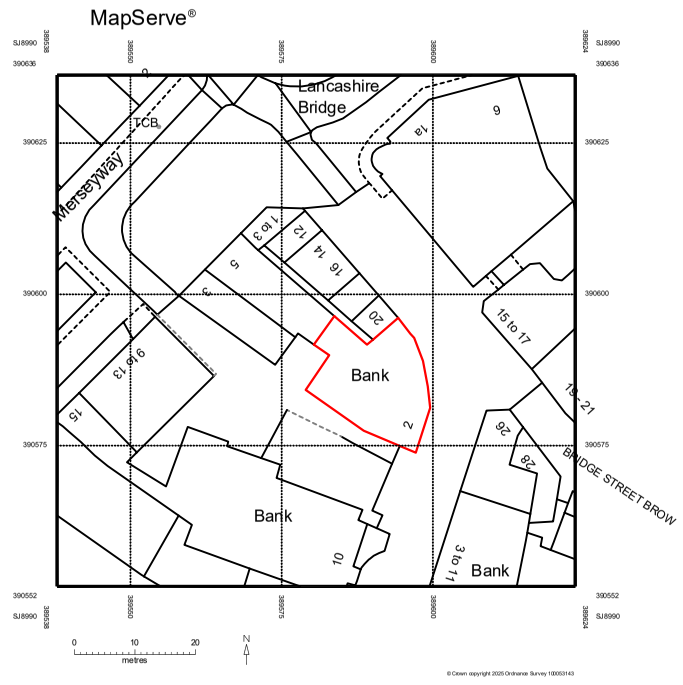
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/09/2026



Site Plan 1:100



Site Plan 1:500



Site Plan 1:1250

© This drawing is to be read in conjunction with the Consultant's drawing
Any discrepancies to be reported to B.E.S.T prior to commencement of wo
Work from marked dimension only. **Do not** scale from this drawing.
All dimensions and levels to be checked on site by Contractor.

Building Compliance Building Surveyors Building Consultants

Notes:

Rev	By	Description	Date

Status: a

Client:

Project: **2 Great Underbank**
Stockport
SK1 1UA

Title: **Land Registry Lease Plan**

Date: FEB 2025 Scale@A3: 1:100 / 1:1250 / 1:500
Drawn: A Bramham Checked:
Proj. No: **19873** Drg. No: **01** Rev: **b**