

# TO LET

Stretford Mall  
39 Broady Street Mall



## Location

Stretford Mall Shopping Centre is the principal shopping destination in the town and A56 corridor of south Manchester. The scheme provides over 340,000 sq ft of covered retail accommodation. The scheme benefits from an immediate catchment of 44,000 (Census:2001) with an annual footfall of approximately 6.7m visitors per year (Experian:2009).

The scheme is anchored by **Tesco, WH Smith and Peacocks**, with other major retailers including **Iceland, Quality Save** and **B&M Bargains**.

The subject premises are situated in an excellent location on Broady Street Mall within the heart of the centre, opposite Tesco. Neighbouring retailers include **Bon Marche, Blue Inc, Boots** and **Holland and Barrett**.

## Accommodation

The premises comprise the following approximate net internal floor areas:-

Ground Floor Sales	(91.70 m <sup>2</sup> )	987 sq ft
First Floor Ancillary	(60.94 m <sup>2</sup> )	656 sq ft

## Rent

We are seeking rental offers in the order of **£46,000 per annum exclusive of service charge, rates, insurance, utilities and VAT**.

## Tenure

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

## Business Rates

We understand that the unit is assessed under the 2010 revaluation at £48,250. From 1 April 2013 the Rates Payable will be £22,725.25 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Local Rating Authority.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/ rents are quoted exclusive of VAT.

## Viewing

Strictly through the joint letting agents:

**Barker Proudlove:**

Gary Crompton

+44 (0)161 631 2855

+44 (0)755 440 2314

[gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

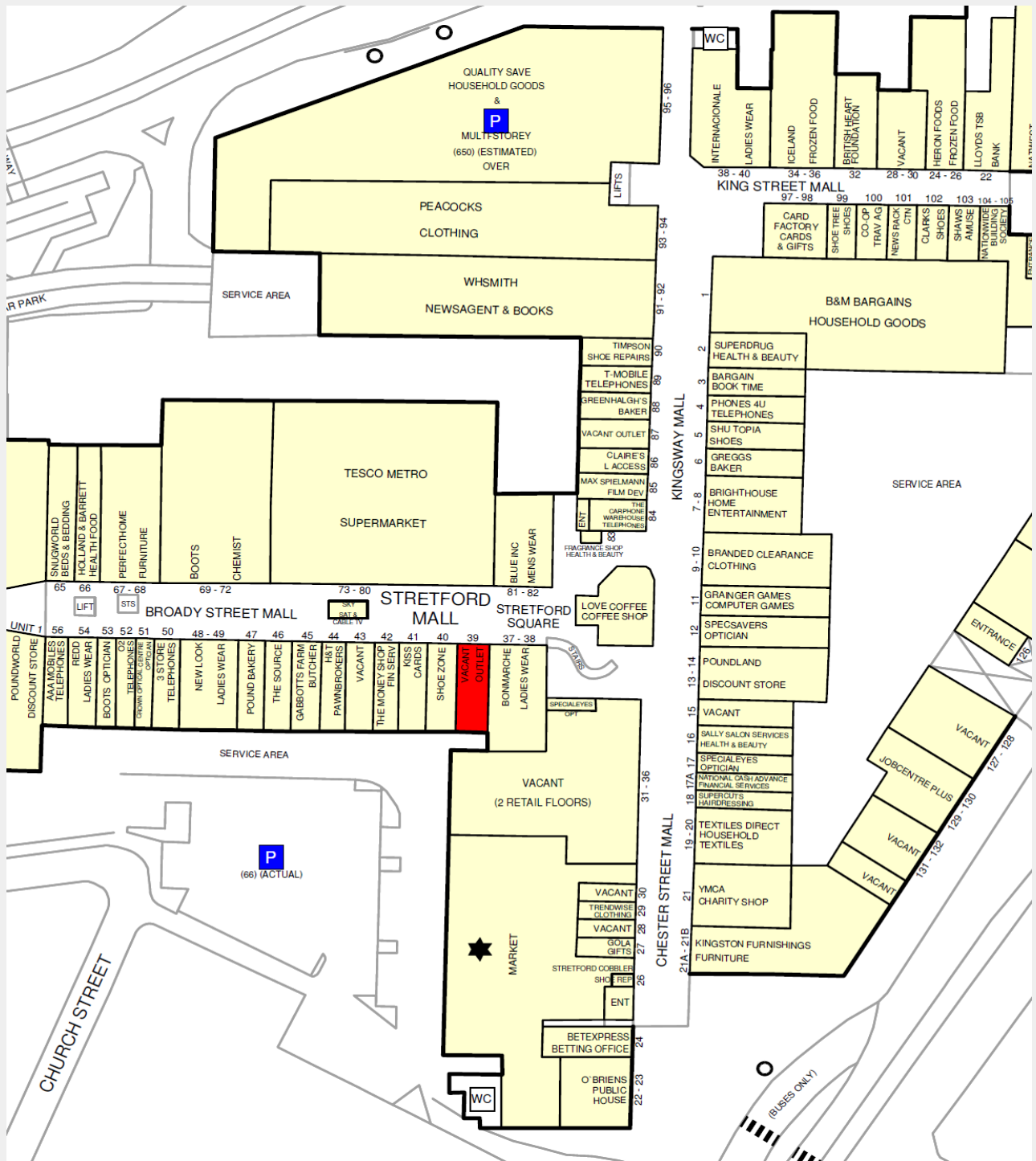
Richard Barker

+44 (0)113 388 4856

+44 (0)7771 604525

[richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

Alternatively, contact Estama (0207 383 8300).



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