

TO LET

Stretford Mall Unit 31-36



Location

Stretford Mall Shopping Centre is the principle 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, Wilkinson, Boots the Chemist** and **WH Smith** with other major retailers including **Iceland, Poundworld, New Look** and **Peacocks**.

The subject premises are one of the most prominent within the scheme being located in the very heart of the Centre with visibility to all malls. Neighbouring retailers include **Poundland, New Look, Specavers** and **Blue Inc.**

Accommodation

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

Ground Floor Sales	9,456 sq ft	(878.49 m ²)
First Floor Sales/Store	7,989 sq ft	(742.20 m ²)

Rent

We are seeking rental offers in the order of **£165,000 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 £147,000. From 1 April 2013 the Rates Payable will be £69,237 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:

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