

TO LET

32 Mersey Square Merseyway Shopping Centre Stockport



Location

Stockport is a large, affluent town situated on the boarder of Greater Manchester and Cheshire. Stockport has the 54th largest shopper population in the UK (Javelin) and one of the highest PMA Affluence indicator ratings in the North West.

Merseyway is Stockport's prime retail destination. The scheme provides over 308,000 sq. ft. of retail accommodation and benefits from 835 car parking spaces. Merseyway is anchored by Primark, Boots and Marks & Spencer and has a strong mix of fashion retailers including Top Shop, JD Sports, New Look and Next.

The subject unit is located adjacent to BAP sandwich bar. Other retailers in close proximity include Greggs, Crawshaw's Butchers, Card Factory and Superdrug.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	317	29.5
First Floor	306	28.4
Basement	381	35.4

Rent

We are seeking rental offers in the order of £13,500 per annum exclusive.

Tenure

The premises are available for a term of years to be agreed on an effectively full repairing and insuring lease.

Business Rates

The unit has a 2017 rateable value assessment of £11,750.

For further details visit Gov.uk or contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £3,685.

EPC

Energy Performance Asset Rating - D

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.

SUBJECT TO CONTRACT

Details prepared April 2018

Viewing Strictly through the joint letting agents.

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