

TO LET

Stretford Mall

Unit 21B

Chester Street Mall



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 the most recent annual footfall of approximately 6.7m visitors per year (Experian 2009).

The scheme is anchored by **Tesco, Wilkinson and Peacocks**, with other major retailers including **Blue Inc, Iceland, Boots, WH Smiths** and **Argos**.

The subject premises are situated in a strong location within the scheme on Chester Street Mall, opposite the **Market Hall** with neighbouring retailers include **Poundland, Textiles Direct** and **Specsavers**. The unit also offers **excellent signage opportunities onto the A56**, one of Manchester's main arterial routes.

Accommodation

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

Ground Floor Sales	3,394 sq ft	(315.31 m ²)
First Floor Ancillary/Sales	3,604 sq ft	(334.82 m ²)

The premises may be combined with 21A Chester Street Mall – further details are available upon request.

Rent

We are seeking rental offers in the order of **£65,000 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 £91,500. From 1 April 2013 the Rates Payable will be £43,096.50 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.

Viewing

Strictly through the joint letting agents:

Barker Proudlove:

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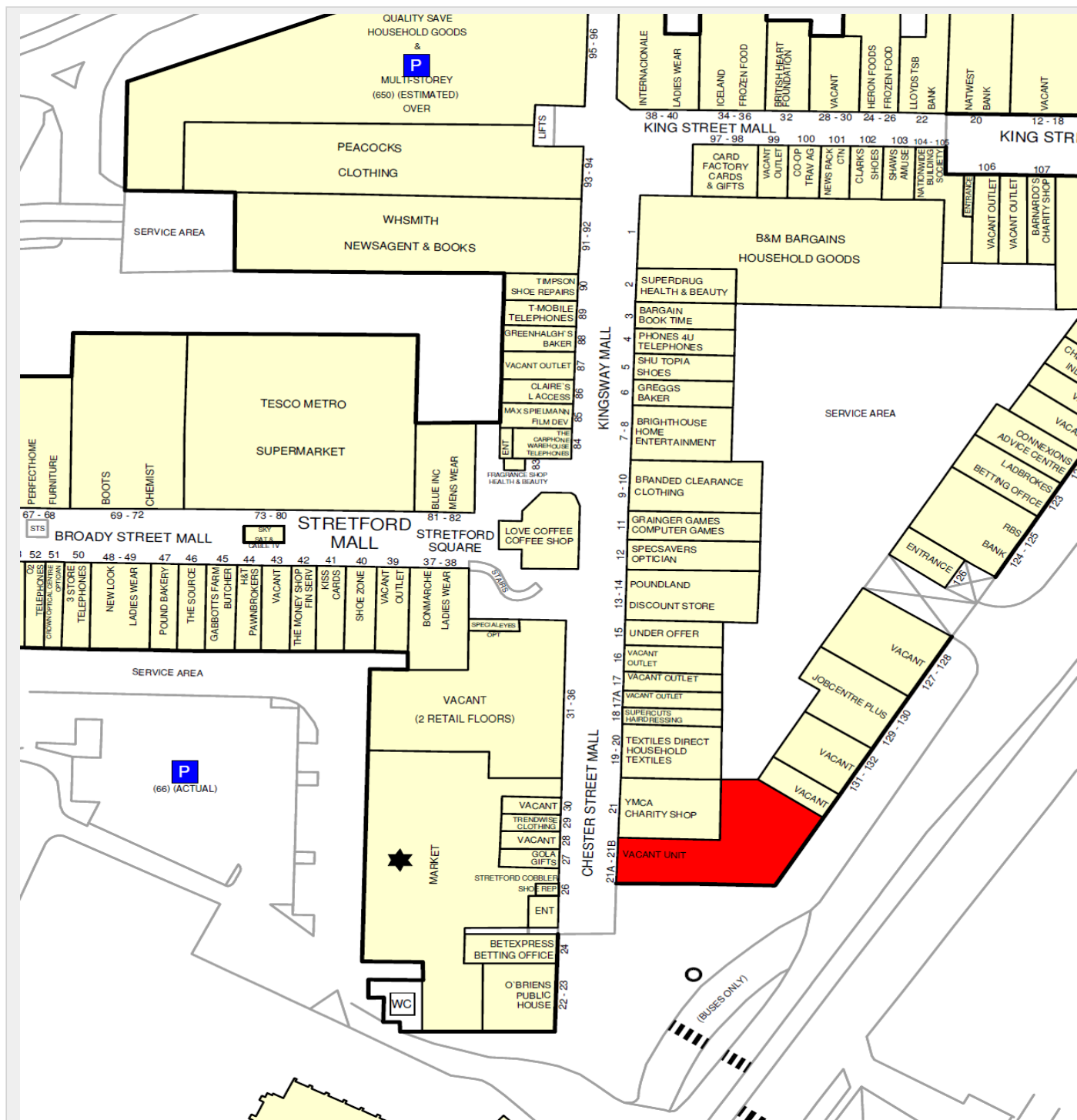
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Alternatively contact Estama 0207 383 8300.



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Energy Performance Certificate
Non-Domestic Building



Unit 22
Arndale Centre
Stretford
MANCHESTER
M32 9BB

Certificate Reference Number:
0810-0631-8300-0609-1096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **122**

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 698
Building complexity
(NOS level): 4

Benchmarks

Buildings similar to this one
could have ratings as follows:

64 If newly built

122 If typical of the
existing stock