



**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

To Let

Mall Cafe Opportunity

Prime Retail Pitch

NK1/2 Merseyway, Merseyway Shopping Centre, Stockport, SK1 1PN



Location

Merseyway Shopping Centre is the prime retail pitch within Stockport. The Centre comprises 350,000 sq ft of retail accommodation and generates a footfall in excess of 14.4m shoppers per annum. The subject premises occupy a prominent position in the centre of the Mall on the external section of the centre close to McDonald's, BHS, Superdrug & Next.

Accommodation

The premises are arranged over ground floor only and provide the following approximate net internal floor area:-

Floor Area	Sq.M	Sq.Ft
Ground Floor Area	46.5	500

Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent & Service Charge

The quoting rent is £40,000 per annum exclusive.

A service charge is also payable. The current estimate is £7,024 per annum exclusive.

Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010) £41, 750
UBR (2014/15) 48.2p
Rates Payable (2014/15) £20,123.50

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT & Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

A full copy of the EPC is available upon request from the agents.

Viewing and Further Information

Viewing strictly by prior appointment with the agents:

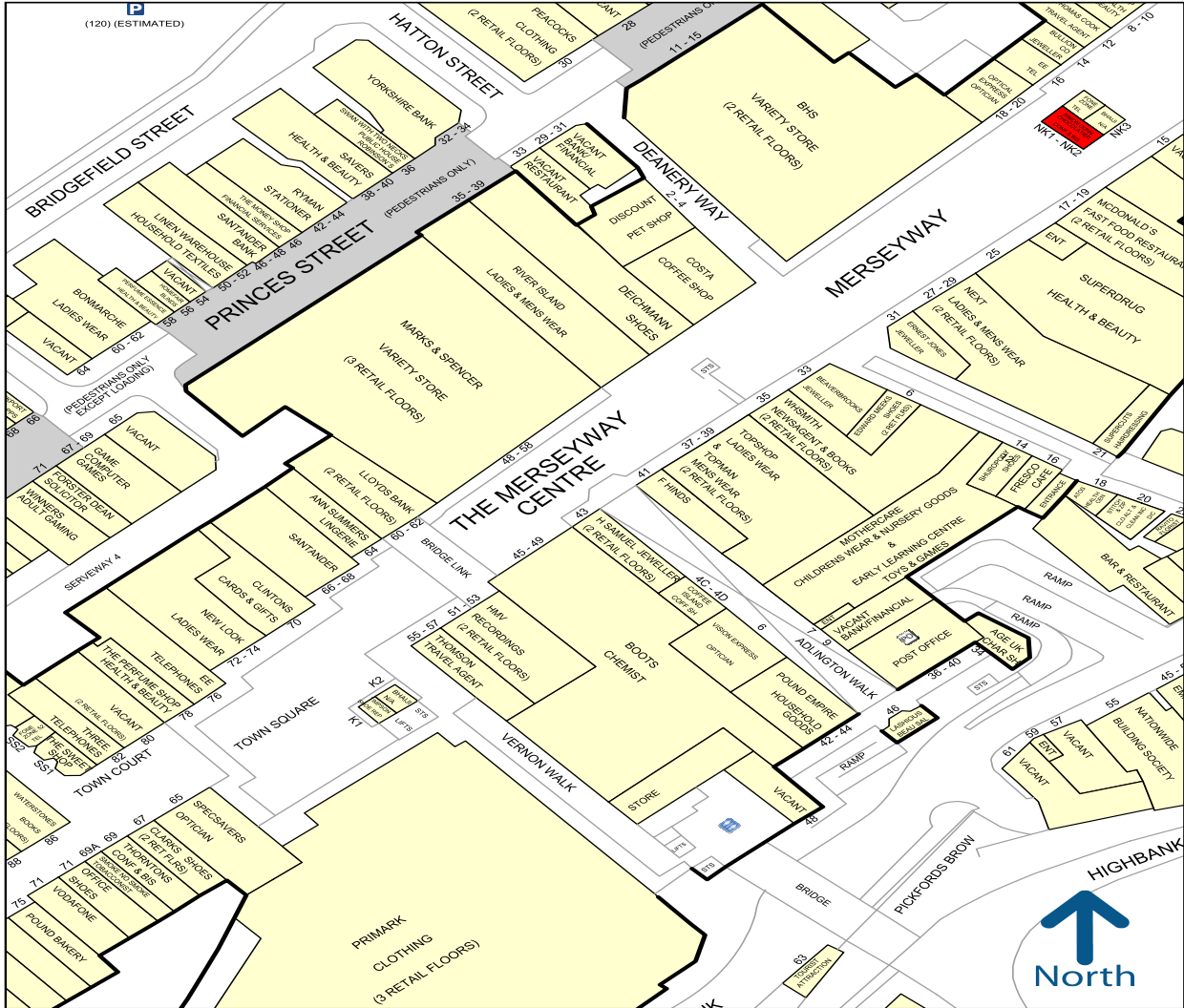
Savills
0161 244 7704
Subject to Contract

**Jonathan Thompson /
Russell McGill**
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Stockport



Experian Goad Plan Created: 15/06/2015
Created By: Lambert Smith Hampton

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June 2015



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