

# TO LET

Stretford Mall

Unit 4

Broady 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 with the most recent annual footfall of approximately 6.7m visitors per year.

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

The subject premises are situated in an excellent location on Broady Street Mall at the main entrance to the scheme off the busy surface car park. Neighbouring retailers include **Wilkinsons, Boots** and **Holland and Barrett**.

## Accommodation

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

Ground Floor Sales	2,087 sq ft	(193.89 m <sup>2</sup> )
First Floor Ancillary	869 sq ft	(80.73 m <sup>2</sup> )

The premises are capable of sub-division to provide prominent retail units fronting the main car park. Further details and plans are available on request from the letting agents.

## 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 £68,500. From 1 April 2013 the Rates Payable will be £32,263.50 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.

## 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)

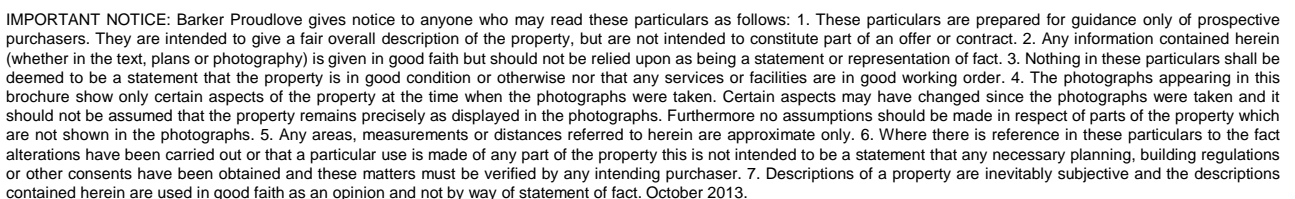
Richard Barker

+44 (0)113 388 4856

+44 (0)7771 604525

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

Alternatively contact Estama (0207 383 8300).



**Energy Performance Certificate**  
**Non-Domestic Building**

Unit EX4 Zone 4a  
Stretford Mall  
Chester Road, Stretford  
MANCHESTER  
M32 9BD

**Certificate Reference Number:**  
0050-5935-0322-4740-7044

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](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **170**

This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	198
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	278.79

**Benchmarks**

Buildings similar to this one could have rating as follows:

**27**

If newly built

**73**

If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.