# 0161 631 2852

info@barkerproudlove.co.uk

# 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 m²) First Floor Ancillary 869 sq ft (80.73 m²)

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

Richard Barker

+44 (0)113 388 4856

+44 (0)7771 604525

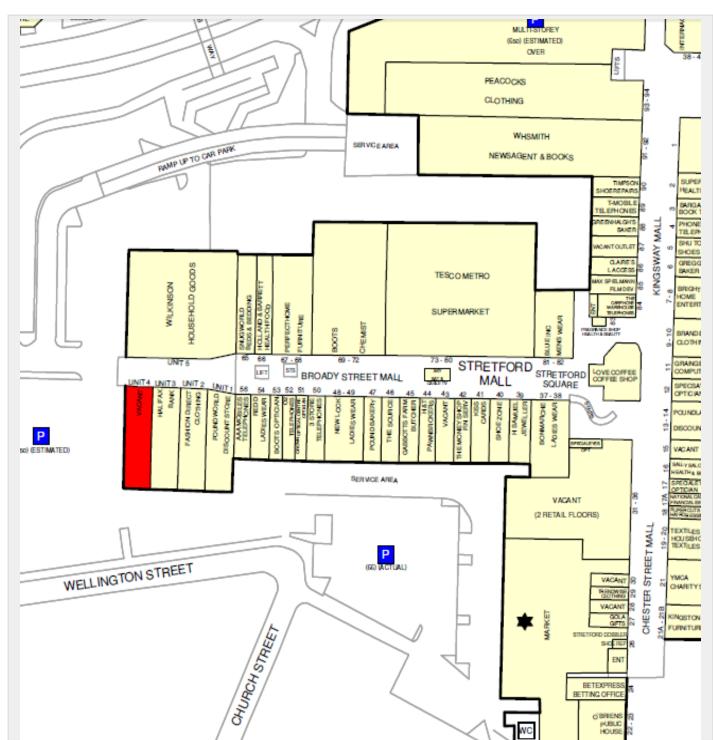
richard@barkerproudlove.co.uk

Alternatively contact Estama (0207 383 8300).



# 0161 631 2852

info@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2013.

## 0161 631 2852

info@barkerproudlove.co.uk

### **Energy Performance Certificate**

# HMGovernment

Non-Domestic Building

Unit EX4 Zone 4a Stretford Mail 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.

#### Energy Performance Asset Rating

More energy efficient

A 0-25

B 25-50

C 51-75

D == +==

E 101-125

F 126-150

G Over 150 Less energy efficient **4** 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 (m²): 198

Building complexity (NOS level): 3

Building emission rate (kgCO<sub>2</sub>/m²): 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.