



# TO LET

SS1 Merseyway
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 benefits from a prime location opposite Waterstones and USC. Other nearby retailers include EE, Specsavers, New Look and Three Mobiles.

#### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	441	41.0
First Floor	280	26.0

#### Rent

We are seeking rental offers in the order of £35,000 per annum exclusive.

#### **Tenure**

The premises are available by way of a new 10 year effectively full repairing and insuring lease. Full details of the annual service charge are available upon request.

#### **Business Rates**

The unit has a 2017 draft valuation rateable value assessment of £28,000.

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

## Service Charge

Available on request

## **EPC**

Energy Performance Asset Rating - Available on Request

## **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 January 2017

#### Viewing Strictly through the joint letting agents.

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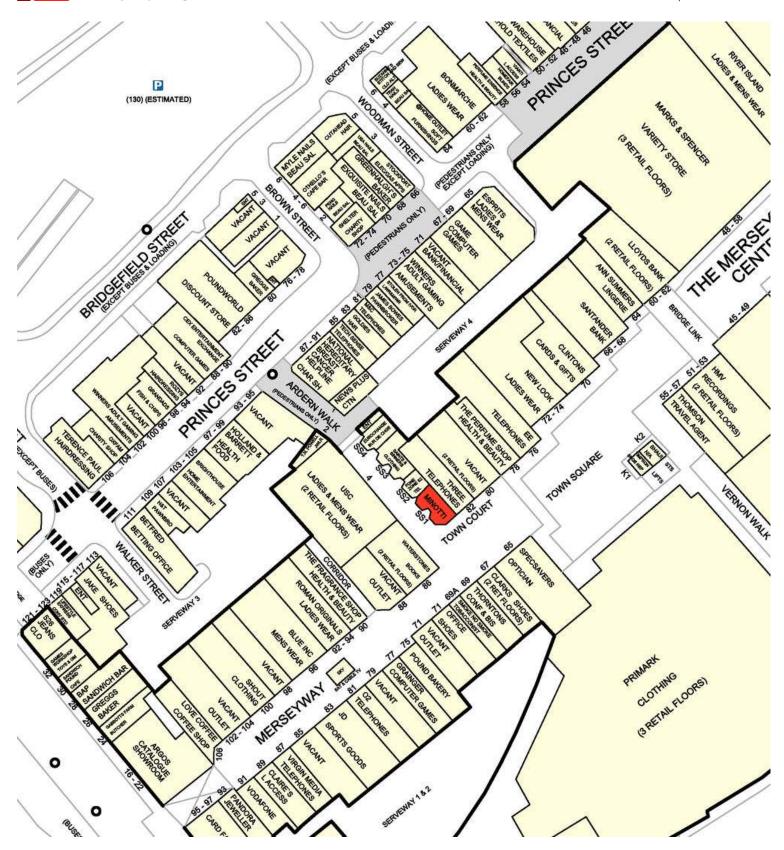
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Particulars last updated 30/01/2017



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