

# 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.

Barker Proudlove

**Gary Crompton**

+44 (0)161 631 2855

+44 (0)7554 402314

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

**Tom Prescott**

+44 (0)161 631 2854

+44 (0)7841 168 163

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

CBRE

**Nik McCarthy**

+44 20 7182 2055

+44 796 096 0207

[nik.mccarthy@cbre.com](mailto:nik.mccarthy@cbre.com)

**James Fox**

+44 113 394 8885

+44 7702 974 734

[james.fox@cbre.com](mailto:james.fox@cbre.com)





**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. January 2017.