

TO LET

Unit 127-128 Chester Road
Stretford Mall
Stretford



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 (Census:2001) with an annual footfall of approximately 6.7m visitors per year (Experian:2009).

The scheme is anchored by Aldi, Tesco, and WHSmith with other major retailers including Iceland, Poundland and Peacocks.

Accommodation

The premises are arranged over the ground and first floors.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,772	257.5
First Floor Ancillary	1,445	

Rent

We are seeking rental offers in the order of £22,500 per annum exclusive.

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 £40,750. From 1 April 2016 the Rates Payable will be £20,252.75 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.

EPC

Energy Performance Asset Rating - TBC

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 March 2016

Viewing Strictly through the joint letting agents.

Barker Proudlove

Mark Proudlove

+44 (0)113 388 4859

+44 (0)7808 479310

mark@barkerproudlove.co.uk

Gary Crompton

+44 (0)161 631 2855

+44 (0)7554 402314

gary@barkerproudlove.co.uk

Prime Retail

Tim Hance

020 7016 5344

tim.hance@primeretailproperty.com

