

# TO LET

54  
Broady Street 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 with the most recent annual footfall of approximately 6.7 million visitors per year.

The scheme is anchored by Tesco 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 Boots and Holland and Barrett.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,002	93.1

## Rent

We are seeking rental offers in the order of £40,000 per annum exclusive of service charge, rates, insurance and VAT

## Tenure

The unit is offered on a new effectively 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 £44,500. From 1 April 2015 the Rates Payable will be £21,449 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Trafford Council.

## Service Charge

The on-account service charge for the year 2015 stands at approximately £5,486.

## EPC

Energy Performance Asset Rating - C

## 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 November 2015

Viewing Strictly through the joint letting agents.

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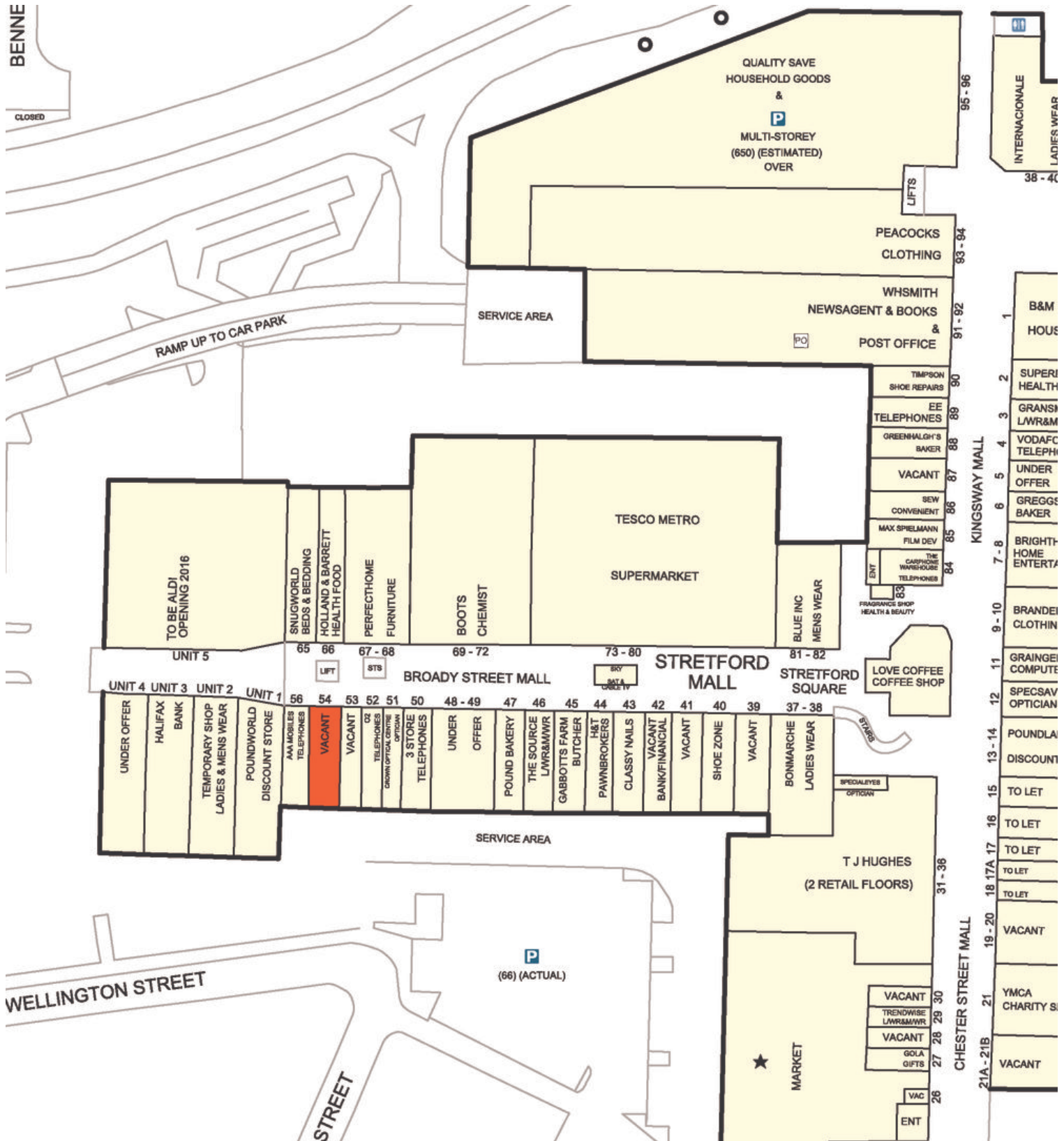
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