

TO LET

Stretford Mall
41 Broady Street Mall



Location

Stretford Mall Shopping Centre is the principal 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 **Tesco, WH Smith and Peacocks**, with other major retailers including **Iceland, Quality Save** and **B&M Bargains**.

The subject premises are situated in an excellent location on Broady Street Mall at the main entrance to the scheme off the surface car park opposite Tesco. Neighbouring retailers include **Wilkinsons, Blue Inc, Boots** and **Holland and Barrett**.

Accommodation

The premises comprise the following approximate net internal floor areas:-

Ground Floor Sales	(91.04 m ²)	980 sq ft
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Rent

We are seeking rental offers in the order of **£44,500 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 £43,000. From 1 April 2013 the Rates Payable will be £20,253 per annum.

Interested parties should satisfy themselves as to the Rateable Value and 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:

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