



## PRIME RETAIL UNIT AVAILABLE

### STRETTFORD MALL UNIT 21-21A CHESTER STREET MALL

#### 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 the most recent annual footfall of approximately 6.7m visitors per year (Experian 2009).

The scheme is anchored by **Tesco, Wilkinson and Peacocks**, with other major retailers including Iceland, Boots, WH Smiths and Argos.

The subject premises are situated in a strong location within the scheme on Chester Street Mall, opposite the **Market Hall**. Neighbouring retailers include TJ Hughes, Poundland, Textiles Direct and Specsavers.

#### ACCOMMODATION

The property is arranged on ground floor and first floor with servicing to the rear.

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

Ground Floor Sales	1,993 sq ft	(185.16 m <sup>2</sup> )
First Floor Ancillary	2,237 sq ft	(207.82 m <sup>2</sup> )

The premises may be combined with 21B Chester Street Mall - further details are available upon request.

#### LEASE TERMS

The property is available on a new full repairing and insuring lease, subject to upward only rent reviews.

#### RENT

£55,000 per annum exclusive of all rates, service charge, insurances and VAT (if applicable).

#### RATES

We are advised by the Local Rating Authority that the Premises have the following Rating Assessment:-

Rateable Value (2010)	£ 93,500
UBR (2010/2011)	41.4 p
Rates Payable	£ 38,709 per annum

Interested parties are advised to verify this information directly with the Local Rating Authority on 0161 912 2346.

#### LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in this transaction.

#### VIEWING

Viewing is by arrangement through the letting agents. For further information, please contact:-

GARY CROMPTON

☎ 0161 209 3933

☎ 0755 440 2314

✉ [gcrompton@rrg.co.uk](mailto:gcrompton@rrg.co.uk)

GRAHAM COWARD

☎ 0161 209 3932

☎ 07768 065573

✉ [gcoward@rrg.co.uk](mailto:gcoward@rrg.co.uk)

Or alternatively, please contact our joint agent, Estama (0207 930 9635).

**SUBJECT TO CONTRACT &  
VACANT POSSESSION**  
January 2011



CHARTERED SURVEYORS

# RETAIL

PETER HOUSE, OXFORD STREET  
MANCHESTER M1 5AN

0161 209 3930

[www.rrg.co.uk](http://www.rrg.co.uk)

50 metres