

TO LET

42-44 Great Underbank 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 307,000 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 property fronts a covered shopping mall, Adlington Walk. The Post Office is situated directly opposite and Vision Express are immediately adjacent. Other retailers in the vicinity include F Hinds, H Samuel and Mothercare.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,213	205.6
First Floor	1,587	147.4
Basement	627	58.3

Rent

On application

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

This units 2017 draft valuation rateable value assessment of £54,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating -

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 2016

Viewing Strictly through the joint letting agents.

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