



**Lambert
Smith
Hampton**

0161 228 6411
www.lsh.co.uk

To Let

Retail Property

Prominent Double Frontage Retail Unit

5 Arden Walk (SS3) Merseyway Shopping Centre, Stockport, SK1 1PT



Location

Merseyway Shopping Centre is the prime retail pitch within Stockport. The Centre comprises 350,000 sq ft of retail accommodation and generates a footfall in excess of 14.4m shoppers per annum. The premises occupy a good position within the covered section in close proximity to Waterstones, USC and Eurochange.

Accommodation

The premises are arranged on Ground and First Floor levels and have the following approximate areas:-

Floor Areas	Sq.M	Sq.Ft
Ground Floor	48.86	526
First Floor Ancillary	44.12	475

Terms

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed and subject to 5 yearly upward only rent reviews.

Rent & Service Charge

The quoting rent is £25,000 per annum exclusive.

A service charge is also payable. The current estimate is £6,816 per annum exclusive.

Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010) £39,750
UBR (2015/16) 49.3p
Rates Payable (2015/16) £19,596.75

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT & Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

A full copy of the EPC is available upon request from the agents.

Viewing and Further Information

Viewing strictly by prior appointment with the agents:

Savills

0161 244 7704
Subject to Contract

Jonathan Thompson /

Russell McGill

Lambert Smith Hampton
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Stockport



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