

STOCKPORT

Unit SS3

5 Ardern Walk, Merseyway Shopping Centre



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 14m shoppers per annum. Ardern Walk is the link between Merseyway and the busy Princes Street. The premises occupy a prime position within the covered section, in close proximity to **Waterstones** and **Sports Direct** and adjacent to **Eurochange**.

Accommodation

The premises are arranged on ground and first floor levels and have the following approximate dimensions:-

Ground Floor	48.87 sq m	526 sq ft
First Floor	44.13 sq m	475 sq ft

(All measurements have been calculated in imperial and converted to metric).

Viewing and Further Information

Strictly by prior arrangement only with Peter Barker/ Mike Knowles or our Joint Agents, Andrew McGuinness/Jonathan Thompson at Tushingham Moore.

Savills
Belvedere
12 Booth Street
Manchester, M2 4AW

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Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

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

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

We have been verbally informed by the Local authority that the premises are assessed for rating purposes as follows:-

Rateable Value £39,750

Interested tenants are advised to make their own enquiries with the local rating authority to confirm their exact rating liability.

Service Charge

A service charge is payable. Further details on request.

EPC

EPC Rating = C

IMPORTANT NOTICE

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1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Peter Barker

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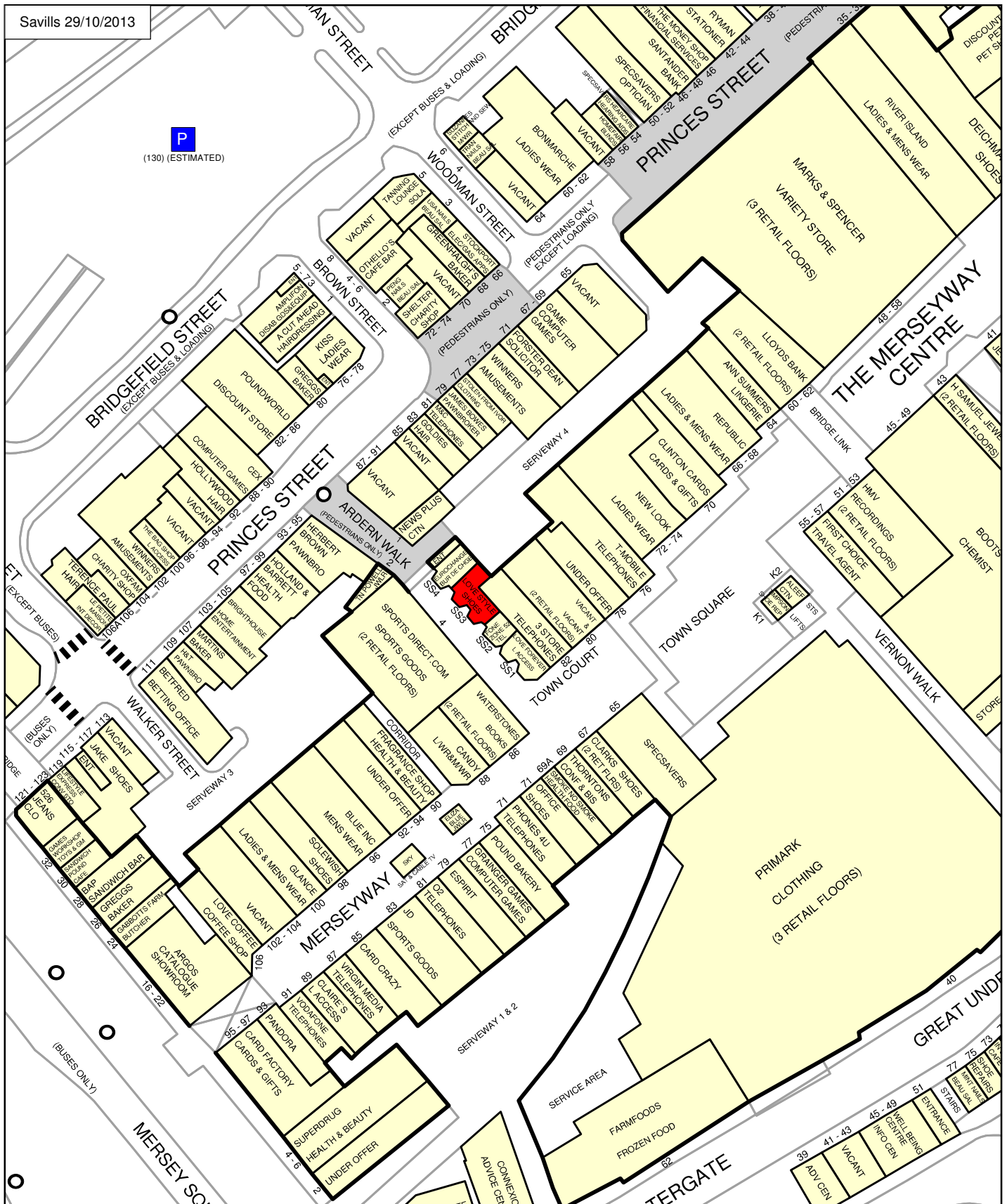
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Joint Agents

Tushingham Moore

Tel: 0161 833 1197

Savills 29/10/2013



50 metres