

TO LET

3 Kingsway Mall
Stretford Mall
Stretford



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.

The scheme is anchored by Aldi, Tesco, TJ Hughes WHSmiths and Peacocks, with other major retailers including Costa, Poundland, Iceland and Quality Save.

The subject premises are situated in a very prominent location in the heart of the scheme on Kingsway Mall in close proximity to the entrance to the multi-storey car park. Neighbouring retailers include Quality Save, Peacocks, Vodafone, EE, Superdrug and Iceland.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	945	87.8
First Floor	943	87.6

Rent

We are seeking rental offers in the order of £37,500 per annum exclusive.

Tenure

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £27,750.

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

Service Charge

The on-account service charge for the year 2017 stands at approximately £6,510.

EPC

Energy Performance Asset Rating - TBC

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 October 2017

Viewing Strictly through the joint letting agents.

Barker Proudlove

Mark Proudlove

+44 (0)113 388 4859

+44 (0)7808 479310

mark@barkerproudlove.co.uk

Gary Crompton

+44 (0)161 631 2855

+44 (0)7554 402314

gary@barkerproudlove.co.uk

Chris Nutter

+44 (0) 161 631 2852

+44 (0) 7927 561 994

chris@barkerproudlove.co.uk

Harmer Ray
Hoffbrand

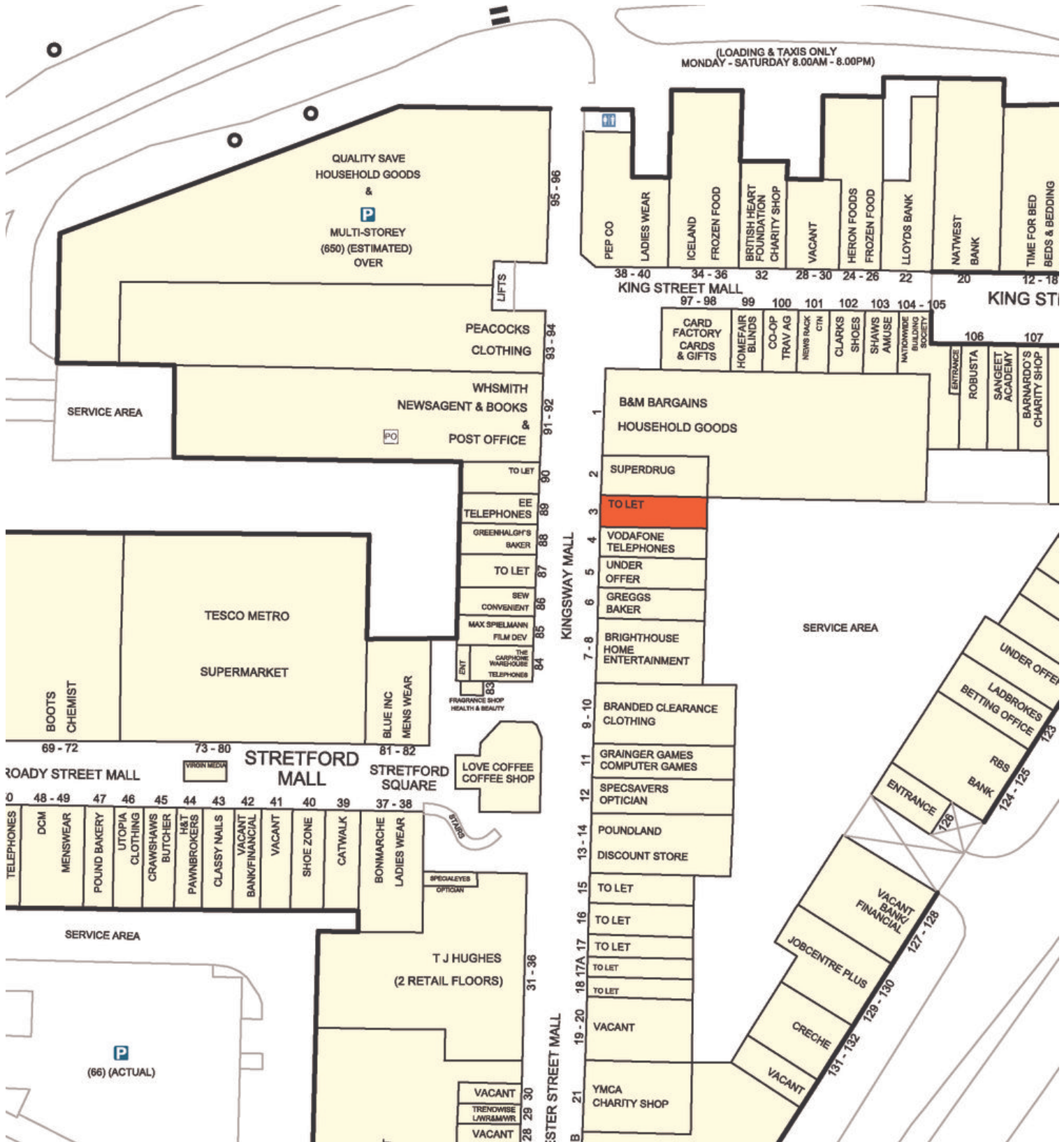
Tim Hance

+44 (0)20 7908

7031

+44 (0)7979 805580

tim@hrh.uk.com



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