

TO LET

118 Chester Road
Stretford Mall Shopping Centre
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 with the most recent annual footfall of approximately 6.7 million visitors per year.

The scheme is anchored by Tesco and Peacocks, with other major retailers including Blue Inc, Iceland and WHSmiths.

The subject premises are situated in a very prominent location with excellent frontage and visibility to the busy Chester Road. This location houses one of the main bus stops with a monthly footfall of approximately 100,000 customers through the Chester Road entrance. Key footfall drivers include Poundland, Ladbrokes and Job Centre Plus.

Accommodation

The property is arranged over the ground floor only.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	641	59.6

Rent

We are seeking rental offers in the order of £12,500 per annum exclusive of service charge, rates, insurance and VAT

Tenure

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

Business Rates

We understand that the unit is assessed under the 2010 revaluation at £9,900. From 1 April 2014 the Rates Payable will be £4,771.80 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Trafford Council.

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 January 2015

Viewing Strictly through the joint letting agents.

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