

# TO LET

133 Chester Road  
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 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, Ladbroke's and Job Centre Plus.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	742	68.9

## Rent

We are seeking rental offers in the order of £7,500 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

We understand that the unit is assessed under the 2010 revaluation at £10,500. From 1 April 2015 the Rates Payable will be £5,177 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 the Local Council.

## 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 October 2015

Viewing Strictly through the joint letting agents.

Barker Proudlove

**Mark Proudlove**

+44 (0)113 388 4859

+44 (0)7808 479310

[mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

**Gary Crompton**

+44 (0)161 631 2855

+44 (0)7554 402314

[gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

Prime Retail

**Tim Hance**

020 7016 5344

[tim.hance@primeretailproperty.com](mailto:tim.hance@primeretailproperty.com)



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2015.