

TO LET

90
Kingsway 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 centre has seen recent lettings to Aldi, Costa, TJ Hughes and Pure Gym.

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

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, EE, Superdrug and Iceland.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	588	54.6

Rent

We are seeking rental offers in the order of £32,500 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 £31,250. From 1 April 2016 the Rates Payable will be £15,531.25 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.

Service Charge

The on-account service charge for the year 2016 stands at approximately £3,868.

EPC

Energy Performance Asset Rating - C

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 March 2016

Viewing Strictly through the joint letting agents.

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