

# TO LET

Unit 51 Broady Street  
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 is anchored by Aldi, Boots the Chemist and WH Smith with other major retailers including Costa, Select, Poundland and Peacocks.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	637	59.2

## Rent

We are seeking rental offers in the order of £18,500 per annum exclusive.

## Tenure

A new effectively full repairing and insuring lease is available for a term of years to be agreed.

## Business Rates

We understand that the unit has a Rateable Value assessment of £17,750.

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 2018 stands at approximately £20,131.

## EPC

Energy Performance Asset Rating - B

## 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 2018

**Viewing Strictly through the joint letting agents.**

Barker Proudlove

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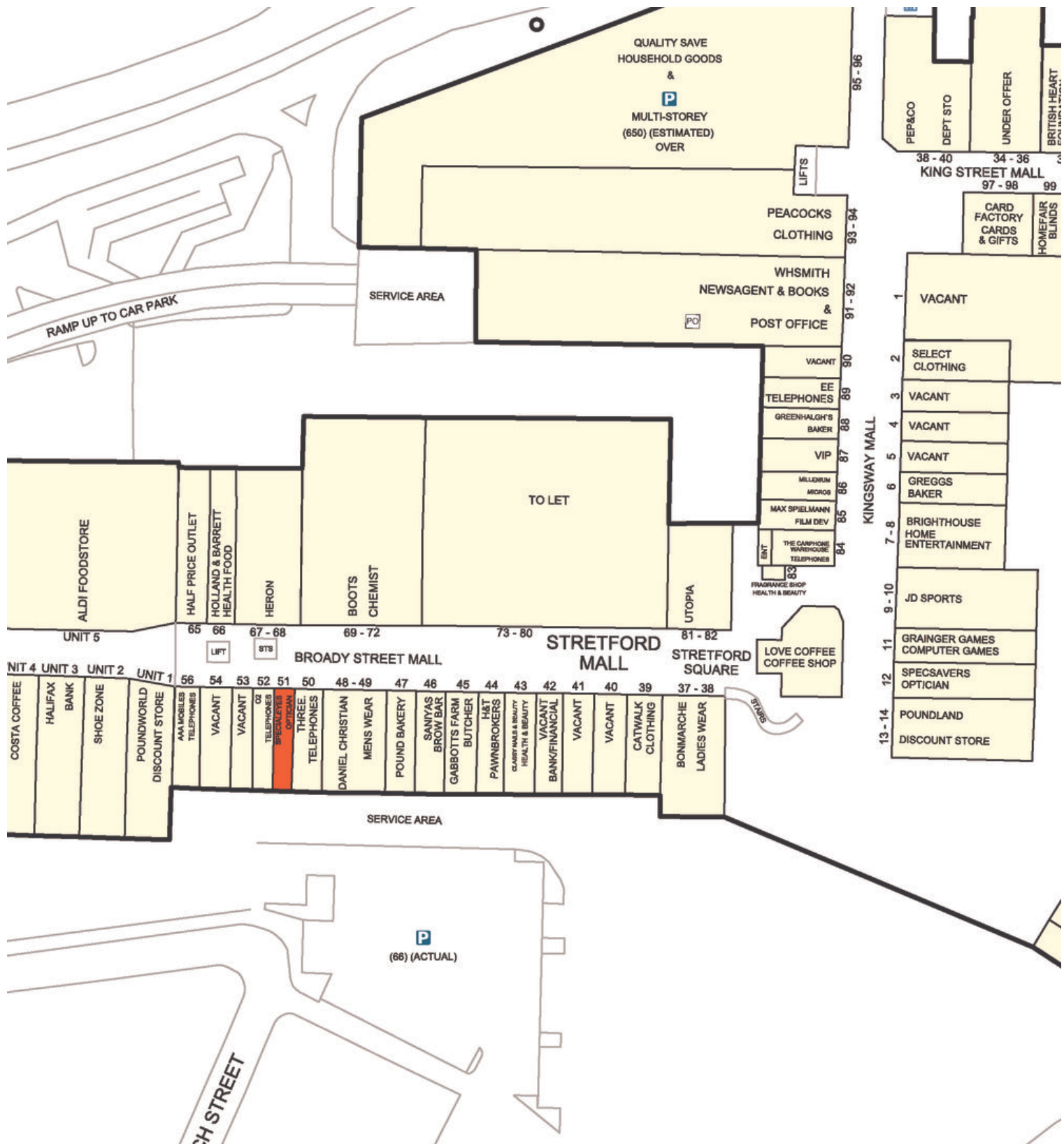
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