

STOCKPORT

Unit 34 Great Underbank, Merseyway Shopping Centre



Location

Merseyway Shopping Centre is the prime retail pitch within Stockport. The Centre comprises 350,000 sq ft of retail accommodation and generates a footfall in excess of 14.4m shoppers per annum. Retailers in close proximity include **Vision Express**, **Pound Empire** and the **Post Office**.

Accommodation

The premises are arranged at basement and ground floor and have the following approximate floor areas:-

Ground Floor	77.57 sq m	835 sq ft
Basement	34.46 sq m	371 sq ft

(All measurements have been calculated in imperial and converted to metric).

Viewing and Further Information

Strictly by prior arrangement only with Peter Barker/ Mike Knowles or our Joint Agents, Andrew McGuinness/Jonathan Thompson at Tushingham Moore.

Savills
Belvedere
12 Booth Street
Manchester, M2 4AW

Telephone: +44 (0) 161 236 8644
Facsimile: +44 (0) 161 228 0544
Web: www.savills.com

Lease

The premises are available by way of a new effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Rent

£12,500 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Rates

We have been verbally informed by the Local authority that the premises are assessed for rating purposes as follows:-

Rateable Value £15,750

Interested tenants are advised to make their own enquiries with the local rating authority to confirm their exact rating liability.

Service Charge

£2,700 per annum (2013).

EPC

An EPC is available upon request.

IMPORTANT NOTICE

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Peter Barker

Direct Line: +44 (0) 161 244 7704
Email: pbarker@savills.com

Mike Knowles

Direct Line: +44 (0) 161 277 7295
Email: mknowles@savills.com

Joint Agents

Tushingham Moore

Tel: 0161 833 1197

Savills 29/10/2013



50 metres

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www.goadplans.co.uk
0845 6016011
goad.sales@uk.experian.com

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