

## 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.

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#### 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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45 metres

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