

# TO LET

Stretford Mall  
131-132 Chester Road



## 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 6.7m visitors per year.

The scheme is anchored by **Tesco, Wilkinson** and **WH Smith** with other major retailers including **Blue Inc, Iceland, Boots, Poundland** and **Peacocks**.

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 **Textiles Direct, Poundland, Ladbroke's and Job Centre Plus**.

## Accommodation

The premises have the following approximate net internal floor areas:-

Ground Floor Sales	1,482 sq ft	(137.68 m <sup>2</sup> )
--------------------	-------------	--------------------------

## Rent

We are seeking rental offers in the order of **£25,000 per annum exclusive of service charge, rates, insurance, utilities and VAT**.

## Tenure

The unit is offered on a new 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 £23,750. From 1 April 2013 the Rates Payable will be £11,186.25 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Local Rating Authority.

## 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.

## Viewing

Strictly through the joint letting agents:

### Barker Proudlove:

Gary Crompton

+44 (0)161 631 2855

+44 (0)755 440 2314

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

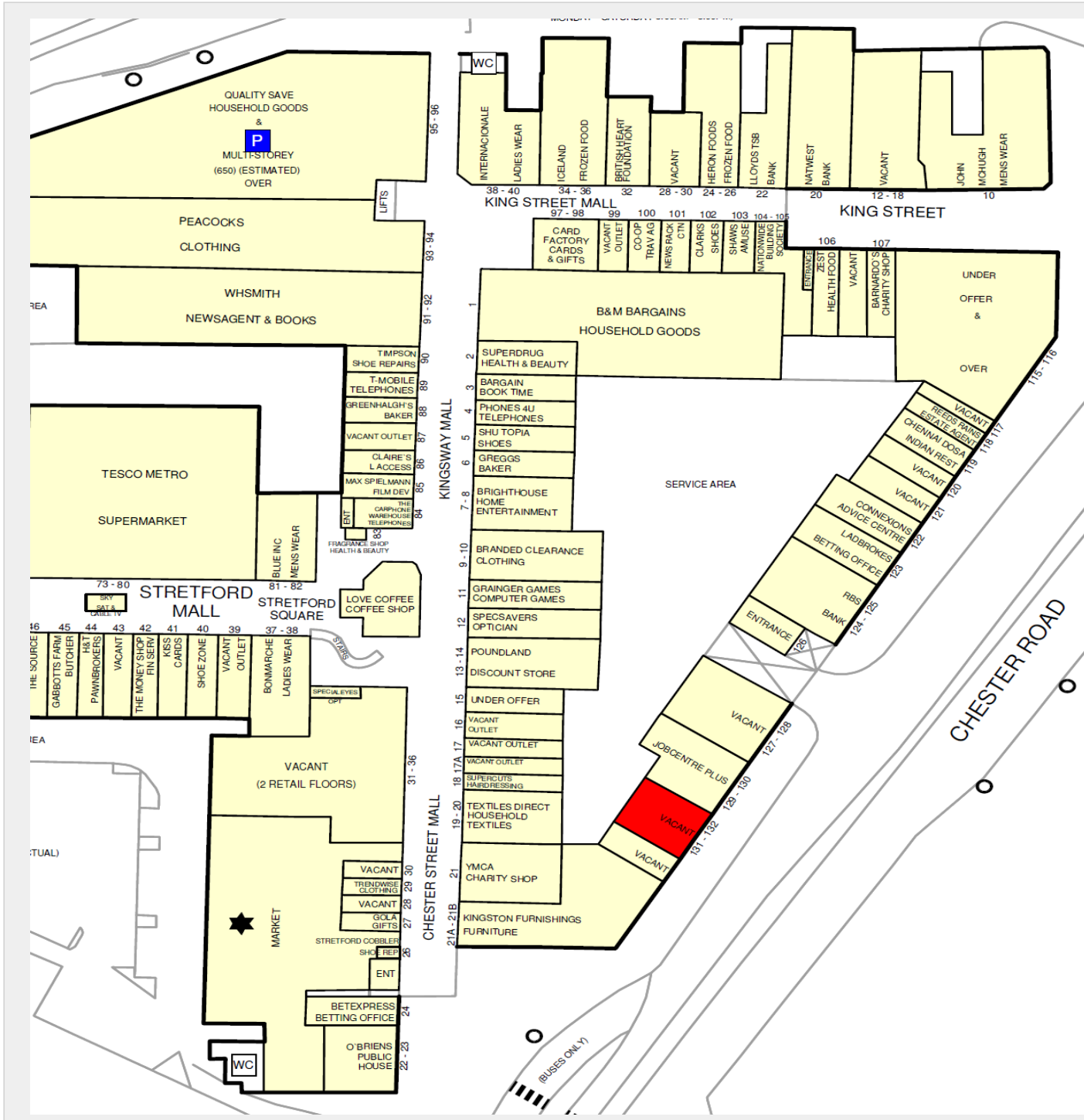
Richard Barker

+44 (0)113 388 4856

+44 (0)7771 604525

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

Alternatively, contact our joint agent, Estama (0207 383 8300).



**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 2013.

## Energy Performance Certificate Non-Domestic Building



Unit 131 - Unit 132  
Stretford Mall, Chester Road  
Stretford  
MANCHESTER  
M32 9BD

Certificate Reference Number:  
9983-3025-0524-0400-7005

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ 76

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	171
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	98.37

### Benchmarks

Buildings similar to this one could have rating as follows:

**26** If newly built

**70** If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.