

# TO LET

Unit 127-128 Chester Road  
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 benefits from an immediate catchment of 44,000 (Census:2001).

The scheme is anchored by Aldi, Tesco, and WHSmith with other major retailers including Iceland, Poundland and Peacocks.

## Accommodation

The premises are arranged over the ground and first floors.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,772	257.5
First Floor Ancillary	1,445	

## Rent

We are seeking rental offers in the order of £22,500 per annum exclusive.

## Tenure

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £39,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2017 stands at approximately £7,295.

## EPC

Energy Performance Asset Rating - TBC

## 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 2017

Viewing Strictly through the joint letting agents.

Barker Proudlove

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