

SHOPPING CENTRE PROPERTY / CLASS E

31 Merseyway Merseyway Shopping Centre, Stockport

**Rent: On application****Ground Floor Area**

888 Sq ft / 82 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove**

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Location:

Stockport is a large, affluent town situated on the border of Greater Manchester and Cheshire. The town is ranked within the top 3% of UK retail centres (CACI) and has one of the highest PMA Affluence indicator ratings in the North West. Around £1 billion is being invested in Stockport, which includes a new state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,000 new homes.

Merseyway is Stockport's prime retail destination. The scheme provides over 308,000 sq. ft. of retail accommodation and benefits from 835 car parking spaces. Merseyway is anchored by Primark and has a strong mix of tenants including Boots, Superdrug, JD Sports, Office Shoes, Deichmann and River Island.

The subject premises is situated in close proximity to JD Sports, Costa Coffee and Deichmann.

Demise:	Sq Ft	Sq M
Ground Floor	888	82.49
Basement	1,001	92.99

Rent:

Upon Application.

Tenure:

The premises are available by way of a new 5 year lease.

Business Rates:

The premises currently has a rateable value of £33,750. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the year end 2025 stands at approximately £22,419.

EPC:

Energy Performance Asset Rating - Available on request

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.

Date Prepared:

March 2024

Subject to Contract

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