

Manchester Office: 0161 631 2852

## To Let



# Stockport

79 Merseyway, Merseyway Shopping Centre

Ground Floor: 1,052 sq ft (97.73 sq m)

Rent on Application



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#### **Location & Description:**

- 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 the covered section of the mall in close proximity to Holland & Barrett, Pandora and many more.

#### Demise:

Ground Floor 1,052 sq ft (97.73 sq m) First Floor 575 sq ft (53.42 sq m)

#### Rent:

Available upon request.

#### Lease:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Short term occupancy is available.

#### **Service Charge:**

On-account service charge for the current year stands at approximately £17,271.

#### EPC:

Available upon request.

#### **Legal and Professional Fees:**

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £26,000.

#### **Date Prepared:**

June 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money
Laundering Regulations the Purchaser/Tenant will be required to provide two
forms of identification and proof of the source of income.

#### **Contact Us:**

#### Jessica Swain

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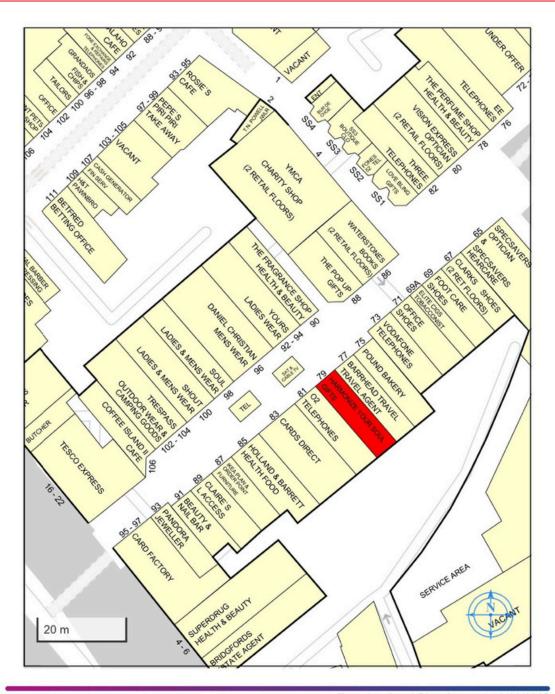
#### **Tom Prescott**

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