

To Let



Stockport

34 Mersey Square, Merseyway Shopping Centre

Ground Floor: 950 sq ft (88.25 sq m)

Rent on Application

Subject to Vacant Possession

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 close proximity to Greggs and Jake's Shoes.**

Demise:

Ground Floor 950 sq ft (88.25 sq m)

First Floor 861 sq ft (79.98 sq m)

Basement 951 sq ft (88.35 sq m)

Rent:

Available upon request.

Lease:

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

Service Charge:

On-account service charge for the current year stands at approximately £18,101.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £27,250.

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:

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