

# To Let



## Stockport

31 Merseyway, Merseyway Shopping Centre

Ground Floor: 888 sq ft (82.49 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 close proximity to JD Sports, Costa Coffee and Deichmann.

**Demise:**

Ground Floor 888 sq ft (82.49 sq m)

Basement 1,001 sq ft (92.99 sq m)

**Rent:**

Available upon request.

**Lease:**

A new 5 year lease.

**Service Charge:**

On-account service charge for the current year stands at approximately £22,419.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £33,750.

**Date Prepared:**

June 2025

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