

# To Let



## Stretford

Unit 22, King Street

Ground Floor: 1,945 sq ft (180.70 sq m)

Rent upon Application

## Location & Description:

- Join an open-air, modern high street environment post extensive town centre redevelopment works.
- The subject unit is centrally located on King Street.
- Nearby occupiers include Specsavers, EE, Greggs, Holland & Barrett, Card Factory and Northern Light Cinema.

### Demise:

Ground Floor 1,945 sq ft (180.70 sq m)

First Floor 958 sq ft (89.00 sq m)

### Rent:

Available upon request.

### Lease:

A new full repairing and insuring lease for a term to years to be agreed.

### Service Charge:

On-account service charge for the current period is estimated at £5 per sq.ft.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to pay their own costs.

### Rating Assessment:

All business rates are to be assessed. Please contact the Local Rating Department for further information.

### Date Prepared:

April 2026

**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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