Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS A1

28 Mersey Square Merseyway Shopping Centre, Stockport



UNDER OFFER

Rent: **On application**

Ground Floor Area
641 Sq ft / 60 Sq M

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 unit is located on Mersey Square opposite the bus interchange, adjacent to Greggs.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	641	59.55
First Floor	760	70.61

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 £16,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:
The on-account service charge for the current year stands at approximately £5,096.63.

EPC:
Energy Performance Asset Rating - C

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:
July 2020

Subject to Contract

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BERRETTO LOUNGE BAR
THE GYM HEALTH CLUB
UNIT 1
BRIDGEFIELD STREET
UNDER DEVELOPMENT
ONE BELOW HOUSEHOLD GOODS
82 - 86
BROWN STREET
WOODMAN STREET
BONMARCHE LADIES WEAR
MYLE NAILS BEAU SAL
CUTAHEAD HAIR
OTHELLO'S CAFE BAR
GREENHALGH'S BAKER
EXQUISITE NAILS BEAU SAL
VACANT
ESPRITS LADIES & MENS WEAR
GAME COMPUTER GAMES
ADMIRAL CASINO AMUSEMENTS
JAMES BOMES PAWNBROKER
UNIQUE HAIR & COSMETICS
TECH SENSE TELEPHONES
PRINCES STREET
ARDERN WALK
SERVEWAY 4
VACANT (3 RETAIL FLOORS)
PRINCES S
LLOYDS BANK (2 RETAIL FLOORS)
ANN SUMMERS LINGERIE
SANTANDER BANK
CLINTONS CARDS & GIFTS
TESSUTI LADIES & MENS WEAR
THE PERFUME SHOP HEALTH & BEAUTY
TELEPHONES EE
VISION EXPRESS OPTICIAN (2 RETAIL FLOORS)
THREE TELEPHONES
WOW COMPX TOBBIES
TOWN COURT
TOWN SQUARE
THE MERSEYW CENTRE
BRIDGE LINK
HMV RECORDINGS (2 RETAIL FLOORS)
TUI TRAVEL AGENT
VERNON WALK
K1
K2
LIFTS
STS
THE CAFE PLACE CAFE
CEX ENTERTAINMENT EXCHANGE COMPUTER GAMES
GRANDADS FISH & CHIPS
IT'S A STITCH CLO ALT
MP'S OFFICE
OXFAM CHARITY SHOP
VACANT
ROSIE'S CAFE
PEPES PIRI PIRI RESTAURANT
VACANT
M&T PAYNBRO
BETFRED BETTING OFFICE
WALKER STREET
SERVEWAY 3
USC LADIES & MENS WEAR (2 RETAIL FLOORS)
WATERSTONES BOOKS (2 RETAIL FLOORS)
VACANT
CORRIDOR THE FRAGRANCE SHOP HEALTH & BEAUTY
YOURS LADIES WEAR
DANIEL CHRISTIAN MENS WEAR
LADIES & MENS WEAR SOUL
SHOUT LADIESWEAR
TRESPASS OUTDOOR WEAR & CAMPING GOODS
COFFEE ISLAND II CAFE
VACANT
M&G BARBERS
JAKE SHOES
ENT
326 JEANS CLO
TFGM
VACANT OUTLET
GREGGS BAKER
MERSEYWAY
SPECSAVERS & SPECSAVERS OPTICIAN HEARING AIDS
CLARKS SHOES (2 RET FLOORS)
THORNTONS CONF & BIS
OFFICE SHOES
VODAFONE TELEPHONES
POUND BAKERY
BARRHEAD TRAVEL TRAVEL AGENT
FOREVER LOVE GIFTS
O2 TELEPHONES
JD SPORTS GOODS
HOLLAND & BARRETT HEALTH FOOD
STREET WEAR DIRECT
CLAIRE'S L'ACCESS
BEAUTY & NAIL BAR
PANDORA JEWELLER
CARD FACTORY
SUPERDRUG HEALTH & BEAUTY
BRIDGFORDS ESTATE AGENT
SERVEWAY 1 & 2
PRIMARK CLOTHING (3 RETAIL FLOORS)
SERVICE AREA
VACANT
CHESTERGATE
VACANT ASG
THE CHESTERGATE PUBLIC HOUSE
MERSEY SQUARE
North