



## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 4 Partington Shopping Centre, Partington M31 4EL



**Rent: £17,500 PA**

**Ground Floor Area**

1,158 Sq ft / 108 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Jon Lovelady**

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**Location:**

Partington is a popular suburban area approximately 10 miles to the South West of Manchester City Centre. Partington benefits from direct links to the M60 and is within close proximity to the affluent suburbs of Altrincham and Sale

The shopping centre is anchored by Tesco and Heron Foods with a strong line up of national, regional and local operators including Martin McColl, Sayers, ExtraCare, Card Factory, The Coffee House, a local fish & chip operator and a first floor play centre. The shopping centre benefits from 75 car-parking spaces with an overspill of a further 52 spaces on the market area.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1158	107.58

**Rent:**

We are seeking offers in the order of £17,500 per annum exclusive.

**Tenure:**

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

**Business Rates:**

The premises currently has a rateable value of £11,250.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**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:**

August 2020

Subject to Contract

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