

SHOPPING CENTRE PROPERTY / CLASS E

4 Kingsway Mall Stretford Mall, Manchester, Stretford M32 9BD

**Rent: On application****Ground Floor Area**

931 Sq ft / 87 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk

SHORT TERM LICENCE AVAILABLE, OFFERS INVITED**Location:**

Stretford Mall Shopping Centre is the principle shopping destination in the town and A56 corridor of south Manchester.

Nearby operators include Aldi, JD Sports, Boots the Chemist, WH Smith, Costa and Greggs.

Accommodation:

The premises are arranged on ground and first floors.

Demise:	Sq Ft	Sq M
Ground Floor Sales	931	86.5
First Floor Ancillary	846	78.6

Rent:

All inclusive weekly Licence Fee offers invited.

Tenure:

Short term Licence available on all inclusive terms.

Business Rates:

The premises currently has a rateable value of £27,500. 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.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £5,473.

EPC:

Energy Performance Asset Rating - Available on request

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:

December 2020

Subject to Contract

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