

SHOPPING CENTRE PROPERTY / CLASS E

Mall Cafe Broady Street Mall, Stretford Mall, Stretford M32 9BD



Rent: On application

Ground Floor Area

1,800 Sq ft / 167 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

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PRIME CENTRAL MALL CAFE AVAILABLE**Location:**

Central Mall Location within the centre, with JD Sports, Boots, Greggs and Max Spielman nearby. Other occupiers include Aldi, Costa, Quality Save and Stretford Food Hall.

Accommodation:

Located on the central Broad Street Mall

Demise:	Sq Ft	Sq M
Ground Floor Mall only	1800	167.2

Rent:

All inclusive weekly Licence Fee available. Offers Invited.

Tenure:

Short term occupation available for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £32,250. 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.

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 £5,240.

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:

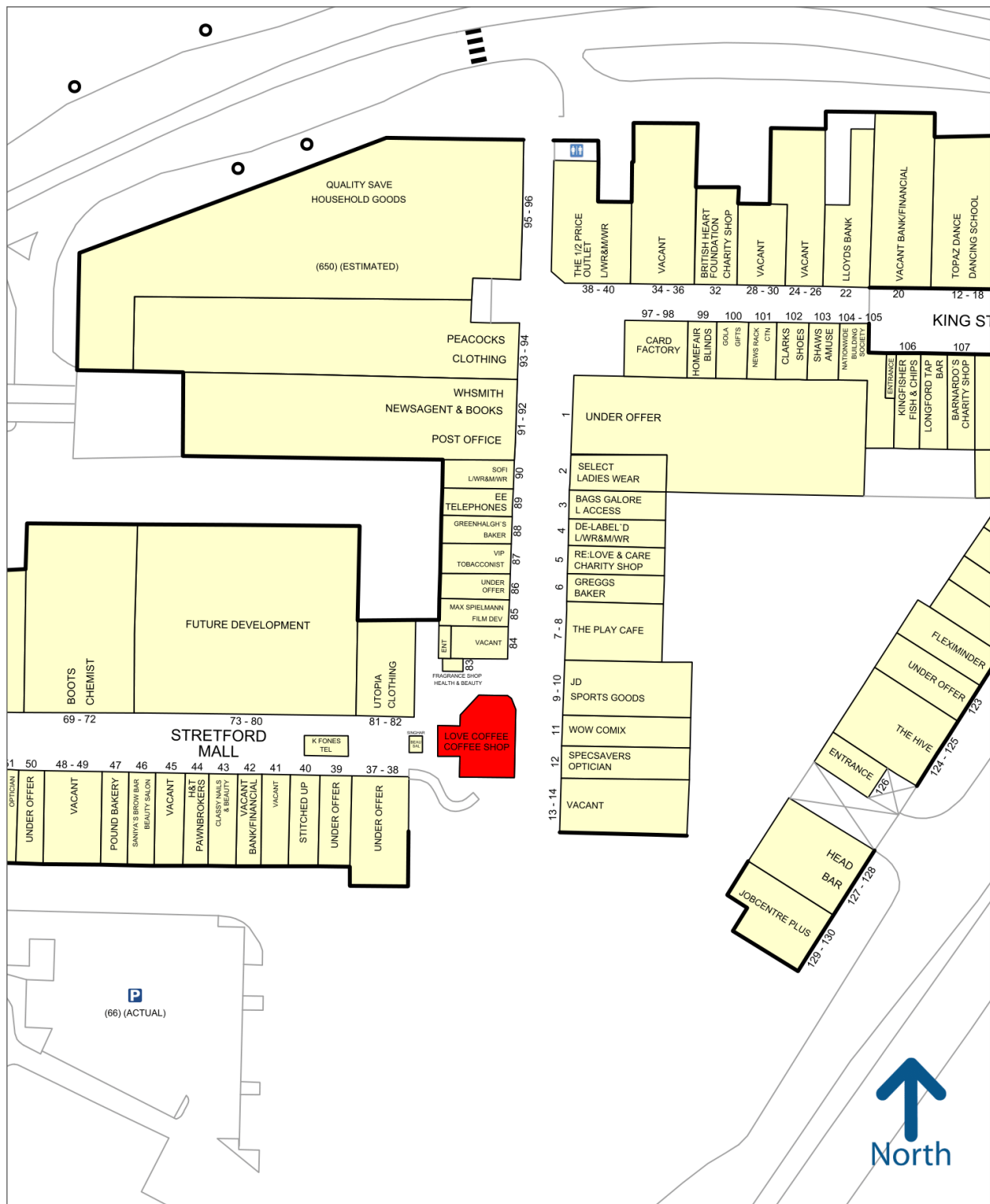
December 2020

Subject to Contract

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Stretford



50 metres

Experian Goad Plan Created: 11/12/2020
Created By: Barker Proudlove Ltd