

SHOPPING CENTRE PROPERTY / CLASS E

Unit 34-36 King Street Mall Stretford Mall, Stretford M32 9BD



**Rent: On application**

**Ground Floor Area**

3,965 Sq ft / 368 Sq M

**TO  
LET**

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

**Barker Proudlove**

**Mark Proudlove**

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**SHORT TERM LICENCE AVAILABLE ON ALL  
INCLUSIVE RENT****Location:**

Located on King Street Mall, close to the Chester Road entrance where Stretford Food Hall is situated. Other nearby occupiers include Clarks, Card Factory, Longford Tap, Quality Save and WHS.

**Accommodation:**

The premises are arranged over ground and first floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3965	368.3
First Floor Ancillary	3950	366.9

**Rent:**

All inclusive weekly Licence fee available. Offers invited.

**Tenure:**

Short term licence available for a term to be agreed.

**Business Rates:**

The premises currently has a rateable value of £49,750. 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 £21,365.

**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:**

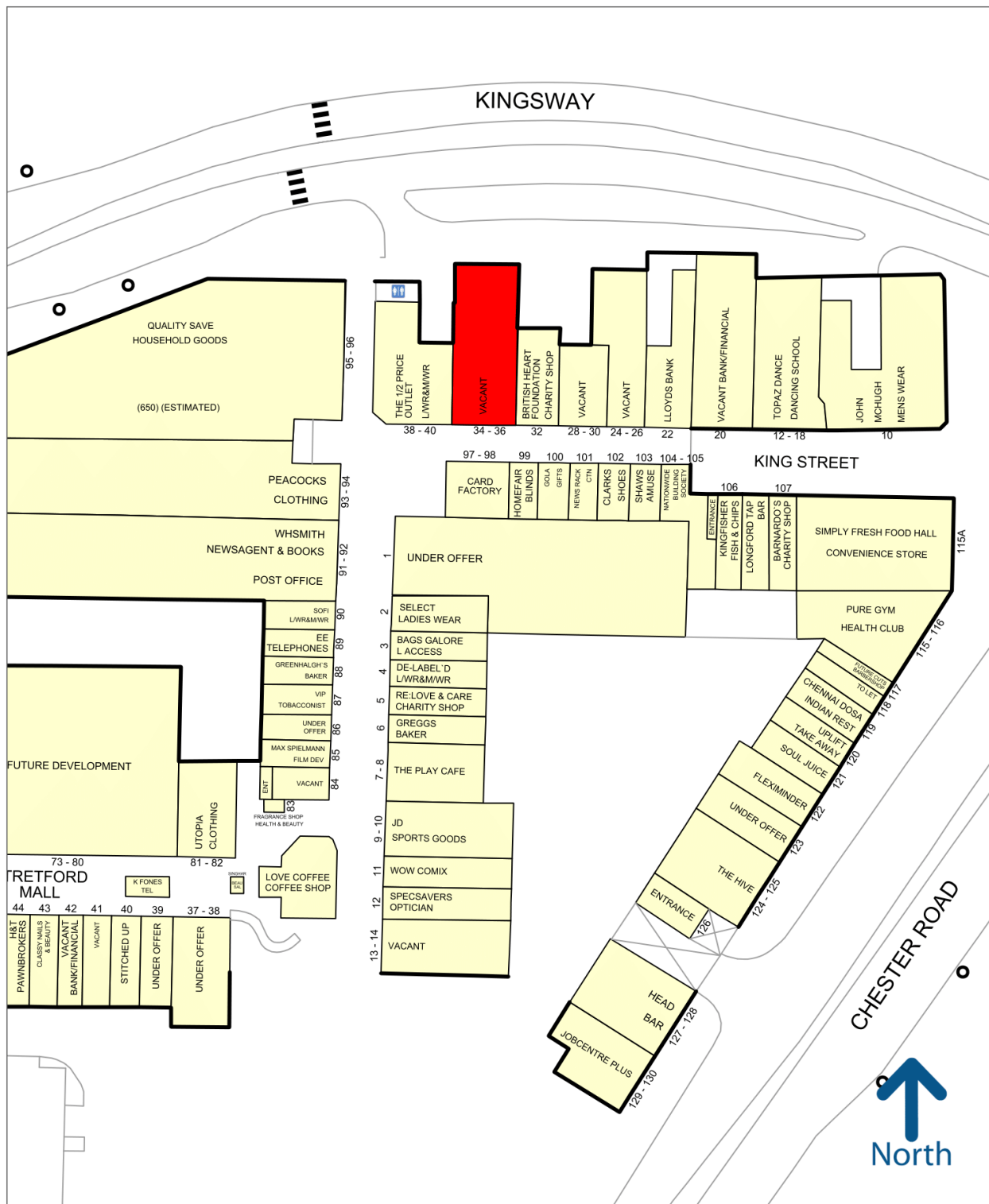
December 2020

Subject to Contract

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Stretford



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Created By: Barker Proudlove Ltd