

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS E 118 Chester Road Stretford Mall, Stretford M32 9BD



Rent: £10,000 PA Ground Floor Area 640 Sq ft / 60 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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EXTERNAL LOCATION FRONTING CHESTER ROAD

Location:

Located on Chester Road close to Stretford Food Hall and Pure Gym. Other nearby occupiers include Uplift, The Hive, Fleximinder, Head Bar and Longford Tap.

Accommodation:

The premises are arranged on ground floor only.

Demise:	Sq Ft	Sq M
Ground Floor Area	640	59.5

Rent:

Offers invited in the region of £10,000 per annum exclusive.

Tenure:

Subject to formal Vacant Possession, a new Lease available for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £9,900. 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 up to £15,000 can apply for a cash grant of £10,000.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £1,080.

FPC

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 Without Prejudice

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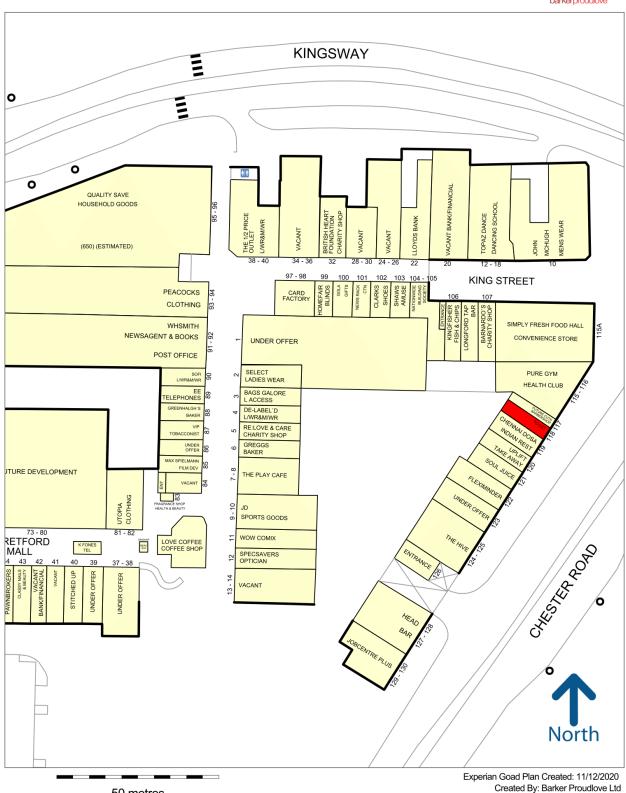
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Stretford





50 metres