

SHOPPING CENTRE PROPERTY / CLASS E

9 Merseyway Merseyway Shopping Centre, Stockport



**Rent: On application**

**Ground Floor Area**

1,005 Sq ft / 93 Sq M

**LET**

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

**Barker Proudlove**

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**SUBJECT TO VACANT POSSESSION****Location:**

Stockport is a large, affluent town situated on the border of Greater Manchester and Cheshire. The town is ranked within the top 3% of UK retail centres (CACI) and has one of the highest PMA Affluence indicator ratings in the North West. Around £1 billion is being invested in Stockport, which includes a new state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,000 new homes.

Merseyway is Stockport's prime retail destination. The scheme provides over 308,000 sq. ft. of retail accommodation and benefits from 835 car parking spaces. Merseyway is anchored by Primark and has a strong mix of tenants including Boots, Superdrug, JD Sports, Office Shoes, Deichmann and River Island.

The subject premises are situated in close proximity to McDonalds, Superdrug, Poundland, Card Factory, Warren James and The Works.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1,005	93.37
First Floor	1,553	144.28

**Rent:**

Upon application.

**Tenure:**

Subject to vacant possession, the premises are available by way of a new 5 year lease.

**Business Rates:**

The premises currently has a rateable value of £34,000.

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

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the current year stands at approximately £19,362.

**EPC:**

Energy Performance Asset Rating - D

**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:**

February 2021

Subject to Contract

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