

SHOPPING CENTRE PROPERTY / CLASS E

34 Mersey Square Merseyway Shopping Centre, Stockport

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

950 Sq ft / 88 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jessica Swain****Mob:** 07885 127366**Email:** jessica@barkerproudlove.co.uk**Tom Prescott****Mob:** 07841 168163**Email:** tom@barkerproudlove.co.uk

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 is situated in close proximity to Greggs and Jake's Shoes.

SUBJECT TO VACANT POSSESSION

Demise:	Sq Ft	Sq M
Ground Floor	950	88.25
First Floor	861	79.98
Basement	951	88.35

Rent:

Upon Application.

Tenure:

The premises are available by way of a new 5 year lease.

Business Rates:

The premises currently has a rateable value of £27,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 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

Service Charge:

The on-account service charge for the year end 2025 stands at approximately £18,101.

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:

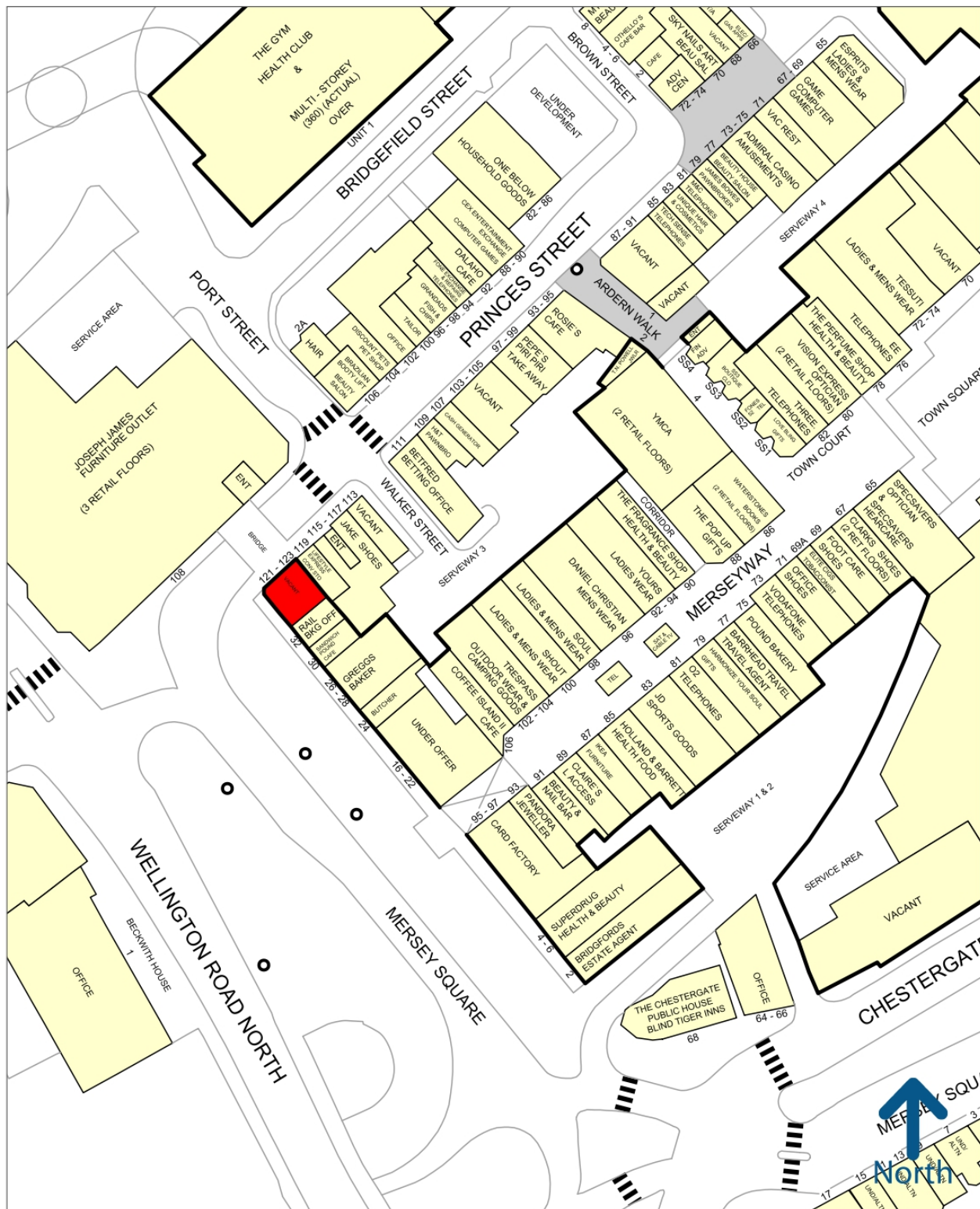
March 2024

Subject to Contract

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Stockport



50 metres

Experian Goad Plan Created: 26/03/2024

Created By: Barker Proudlove Ltd

