

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 11 Kingsway Mall Stretford Mall, Stretford



Rent: On application

Ground Floor Area

1,314 Sq ft / 122 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

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Location:

Stretford Mall Shopping Centre is the principle shopping destination in the town and A56 corridor of south Manchester.

Nearby operators include Aldi, JD Sports, Boots the Chemist, WH Smith, Costa, Greggs and Peacocks.

Demise:	Sq Ft	Sq M
Ground Floor Sales	1314	122.07
First Floor Ancillary	1114	103.49

Rent:

Upon application

Tenure:

A new effectively full repairing and insuring lease is available for a term to be agreed.

Business Rates:

We understand that the unit has a Rateable Value assessment of £31,750.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Trafford Council.

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.

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 2020

Subject to Contract

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