

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 001A Broady Street Mall Stretford Mall, Stretford



barkerproudlove
retail property consultants

Rent: On application

Ground Floor Area

1,951 Sq ft / 181 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

**SHORT TERM LICENCE AVAILABLE ON THIS
FITTED FORMER POUNDWORLD UNIT****Location:**

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

Nearby operators include Aldi, Boots the Chemist and Costa.

Accommodation:

Prominent location close to Aldi entrance.

Demise:	Sq Ft	Sq M
Ground Floor	1951	181.3
First Floor ancillary	1493	138.7

Rent:

Upon application

Tenure:

Short term Licence available. All inclusive weekly Licence Fee rental offers are invited.

Business Rates:

We understand that the unit has a Rateable Value assessment of £49,500.

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.

Service Charge:

.

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:

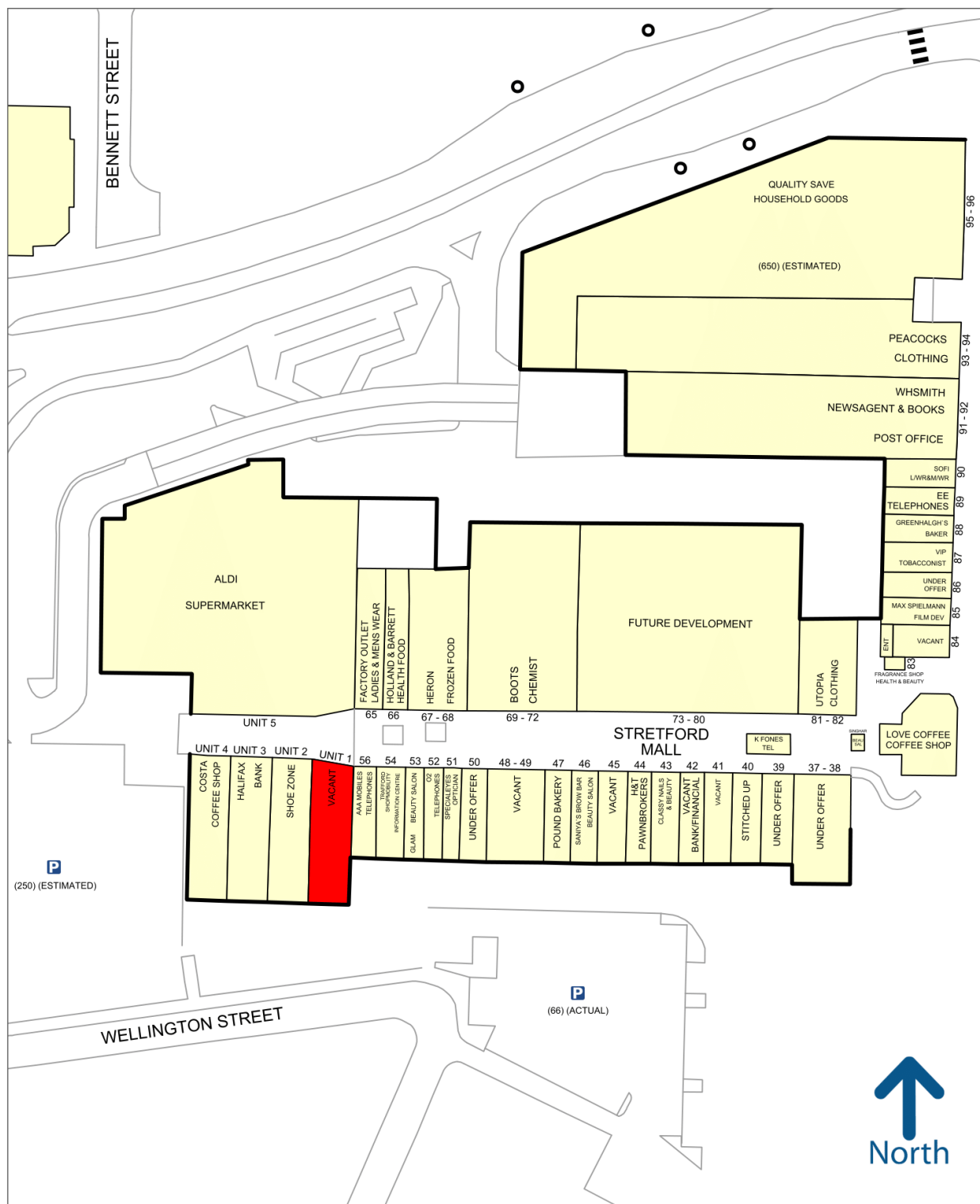
February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020



Stretford



Experian Goad Plan Created: 11/12/2020
Created By: Barker Proudlove Ltd