

## SHOPPING CENTRE PROPERTY / CLASS A1

Unit 45 Broady Street Mall Stretford Mall, Stretford

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

1,000 Sq ft / 93 Sq M

**TO  
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

**SHORT TERM LICENCE AVAILABLE, WITH ALL  
INCLUSIVE WEEKLY LICENCE FEE RENTAL  
OFFERS INVITED****Location:**

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

Nearby operators include Aldi, Costa, Boots the Chemist, Shoe Zone and Holland & Barrett.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor area	1000	92.9

**Rent:**

Upon application

**Tenure:**

Short term Licence available, with all inclusive Licence Fee rental offers invited.

**Business Rates:**

The unit has a 2017 rateable value assessment of £27,250.

For further details visit Gov.uk or contact the business rates department in 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 between £15,000 and £51,000 can apply for a cash grant of £25,000.

**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:**

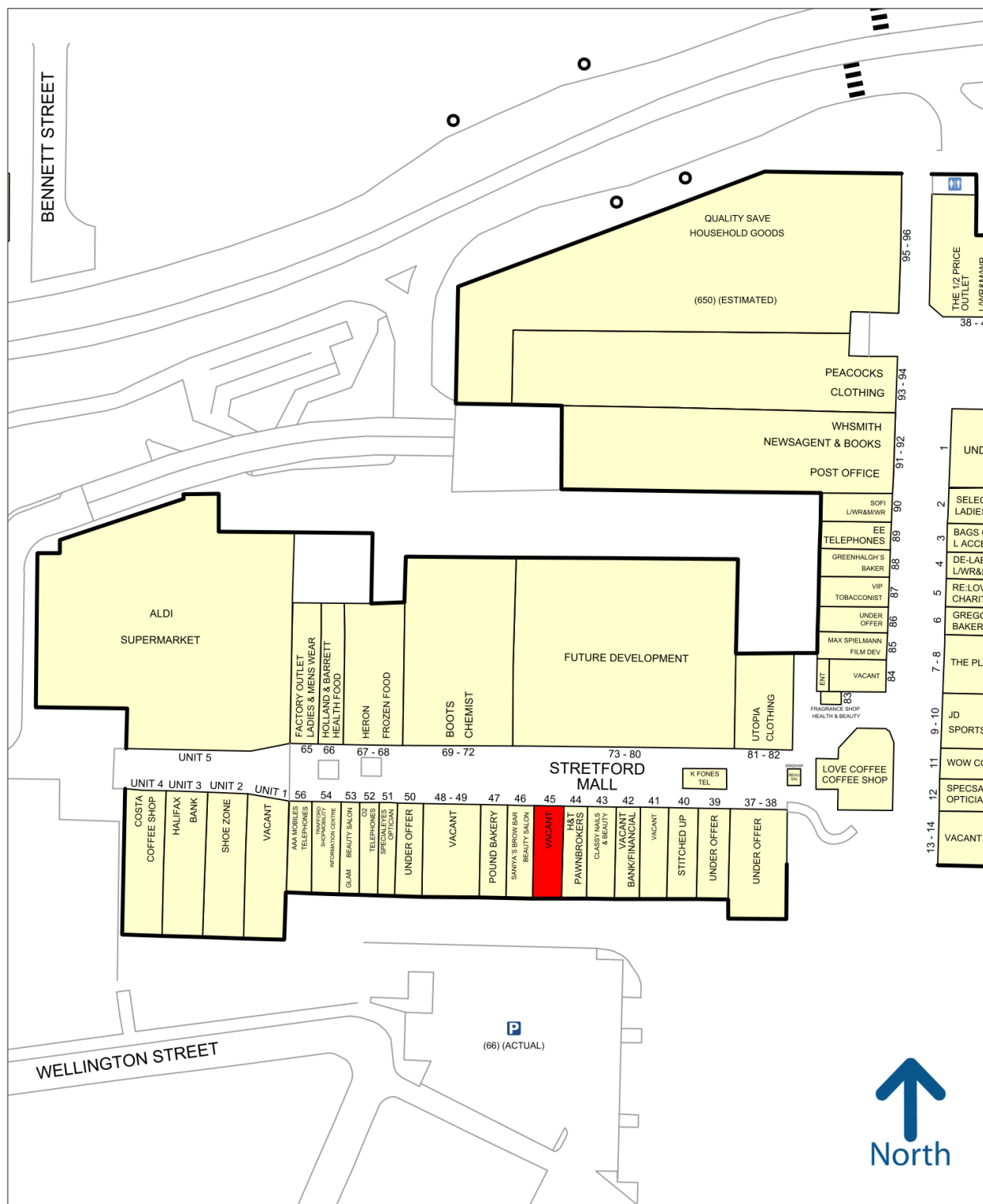
February 2020

Subject to Contract

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Stretford



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Created By: Barker Proudlove Ltd