Barker Proudlove

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SHOPPING CENTRE PROPERTY / CLASS A1

11 Merseyway Merseyway Shopping Centre, Stockport



LET

Rent: **£40,000 PA**

Area

763 Sq ft / 71 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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CBRE

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Location:
Stockport is a large, affluent town situated on the boarder of Greater Manchester and Cheshire. Stockport has the 54th largest shopper population in the UK (Javelin) and one of the highest PMA Affluence indicator ratings in the North West.

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, Boots and Marks & Spencer and has a strong mix of fashion retailers including Top Shop, JD Sports, New Look and Next.

The subject unit is in a high footfall location adjacent to McDonalds. Other retailers in close proximity include Co-op Travel, Warren James and Superdrug.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	763	70.89

Rent:
We are seeking rental offers in the order of £40,000 per annum exclusive

Business Rates:
The unit has a 2017 rateable value assessment of £45,750.

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

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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 2022 stands at approximately £15,678.

EPC:
Energy Performance Asset Rating - C

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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