

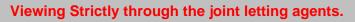
Leeds Office: 0113 388 4848 Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1 42-44 Great Underbank Merseyway Shopping Centre, Stockport



barkerproudlove retail property consultants

Rent: On application Area 2,213 Sq ft / 206 Sq M



Barker Proudlove

Gary Crompton Mob: 07554 402314 Email: gary@barkerproudlove.co.uk Tom Prescott Mob: 07841 168163 Email: tom@barkerproudlove.co.uk

CBRE

Nik McCarthy Tel: 020 7182 2055 Mob: 0796 096 0207 Email: nik.mccarthy@cbre.com

Barker Proudlove

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 307,000 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 property fronts a covered shopping mall, Adlington Walk. The Post Office is situated directly opposite and Vision Express are immediately adjacent. Other retailers in the vicinity include F Hinds, H Samuel and Mothercare.

Demise:	Sq Ft	Sq M
Ground Floor Sales	2213	205.59
First Floor	1587	147.44
Basement	627	58.25

Rent:

On application

Tenure:

The premises are available by way of a new 10 year effectively full repairing and insuring lease. Full details of the annual service charge are available upon request.

Business Rates:

This units 2017 rateable value assessment of £54,500.

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.

Service Charge:

The on-account service charge for the year 2018 stands at approximately £17,093.30.

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

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