

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

**TO
LET**

Viewing Strictly through the joint letting agents.

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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 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

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