

SHOPPING CENTRE PROPERTY / CLASS A1

91 Merseyway Merseyway Shopping Centre, Stockport

**Rent: £73,000 PA****Area**

738 Sq ft / 69 Sq M

LET**Viewing Strictly through the joint letting agents.****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

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 unit is located in the scheme's covered section, adjacent to Pandora. Other retailers in the immediate vicinity include Virgin Media, Claire's Accessories, JD Sports and O2.

Demise:	Sq Ft	Sq M
Ground Floor Sales	738	68.56

Rent:

we are seeking rental offers in the order of £73,000 per annum exclusive

Tenure:

The premises are available by way of a new 10 year effectively full repairing and insuring lease.

Business Rates:

The unit has a 2017 draft valuation rateable value assessment of £37,250.

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.

Service Charge:

The on-account service charge for the year 2018 stands at approximately £11,683.04.

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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