

TO LET

A3 Planning Potential
Unit 3, Chill Factore
Manchester



Location

Located less than 4 miles away from Manchester City Centre, adjacent to The Trafford Centre. The Chill Factore is a 250,000 sq ft dedicated retail and leisure destination. The Chill Factore can easily be seen from the M60 motorway which has over 53 million passing vehicles per year.

The scheme hosts the UK's longest indoor skiing and snowboarding slope, alongside the strong retail and leisure line up including Snow & Rock, Evans Cycles, Wetherspoons, Nando's and Costa.

The subject unit is located adjacent to Wetherspoons and opposite Costa.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,937	180.0

Rent

Upon application

Tenure

The property is available by the way of a new full repairing and insuring lease of a term to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £43,500.

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

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.

SUBJECT TO CONTRACT

Details prepared August 2017

Viewing Strictly through the sole letting agent.

Barker Proudlove

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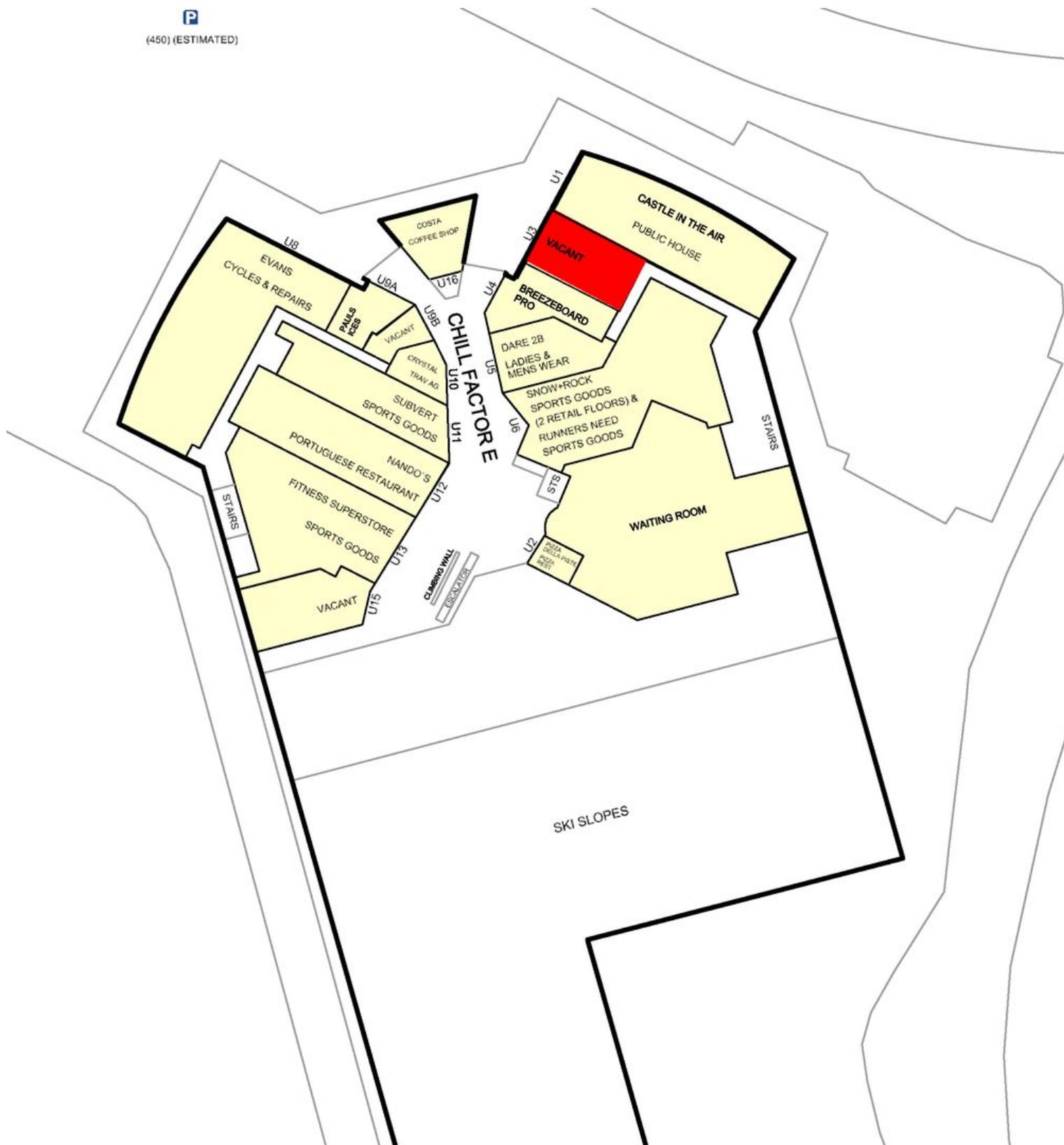
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(450) (ESTIMATED)



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