

Manchester Office: 0161 631 2852

# To Let



# Stockport

100 Merseyway, Merseyway Shopping Centre

Ground Floor: 2,094 sq ft (195 sq m)

Rent on Application



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# **Location & Description:**

- Stockport is a large, affluent town situated on the border of Greater Manchester and Cheshire. The town is ranked within the top 3% of UK retail centres (CACI) and has one of the highest PMA Affluence indicator ratings in the North West. Around £1 billion is being invested in Stockport, which includes a new state-of-the-art transport interchange, Stockport Exchange (a Grade A office and hotel scheme) and over 3,000 new homes.
- 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 and has a strong mix of tenants including Boots, Superdrug, JD Sports, Office Shoes, Deichmann and River Island.
- The subject premises is situated adjacent to Trespass with Holland & Barrett, JD Sports and O2 close by.

#### Demise:

Ground Floor 2,094 sq ft (194.54 sq m) First Floor 1,120 sq ft (104.05 sq m)

#### Rent

Available upon request.

#### Lease:

A new 5 year lease.

# **Service Charge:**

On-account service charge for the current year stands at approximately £29,228.

#### EPC:

Energy Performance Rating Assessment - B.

# **Legal and Professional Fees:**

Each party to bear their own costs.

# Rating Assessment:

Rateable Value (April 2023) - £44,000.

# **Date Prepared:**

October 2024

### **Contact Us:**

### Jessica Swain

07885 127366 jessica@barkerproudlove.co.uk

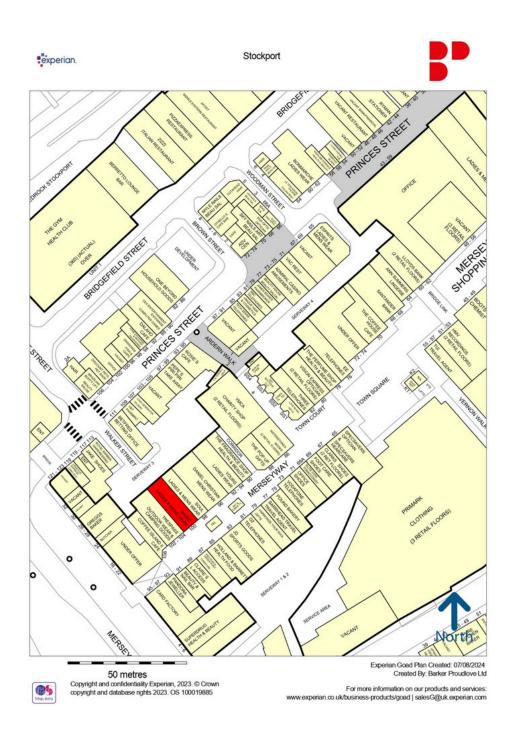
# **Tom Prescott**

07841 168163 tom@barkerproudlove.co.uk

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