

To Let – Retail Premises

c. 1,806sq ft (167.82 sq m)

10, The Mall, Eccles, Manchester M30 0EA

- On the instruction of Santander
- Available for immediate occupation

Location

The unit is located within the centre of Eccles in The Mall Shopping Centre situated approximately 5 miles to the West of Manchester City Centre.

The Shopping Centre benefits from the Transport Interchange (consisting of the Bus Station, Metrolink Stop and Taxi Rank) and the Mainline Railway Station within close proximity.

The subject property is located in a prominent position within The Mall close to the junction of Church Street. Neighbouring occupiers include Specsavers, Greggs, Home Bargains and Select.

Description

The unit comprises ground floor sales space with additional ancillary space provided on the first floor. The unit is located on a pedestrianised street towards the centre of the mall.

Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	1,455 sq ft (135.2 sq m)
First Floor	351 sq ft (32.6sq m)
TOTAL	1,806 sq ft (167.8 sq m)

**Areas taken from VOA*

Rates

Rateable Value	£26,000
UBR	47.9p
Rates Payable (Per Annum)	£12,454

Interested parties should verify these figures with the Local Authority.



Planning

A2/A1

Rent / Lease Terms

The property is available by way of a new sub-lease until 31st December 2020.

Rent

The passing rent is £36,665 per annum exclusive.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has been graded a level 'E' EPC certificate.

The full EPC is available on request.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

Adam Hanline

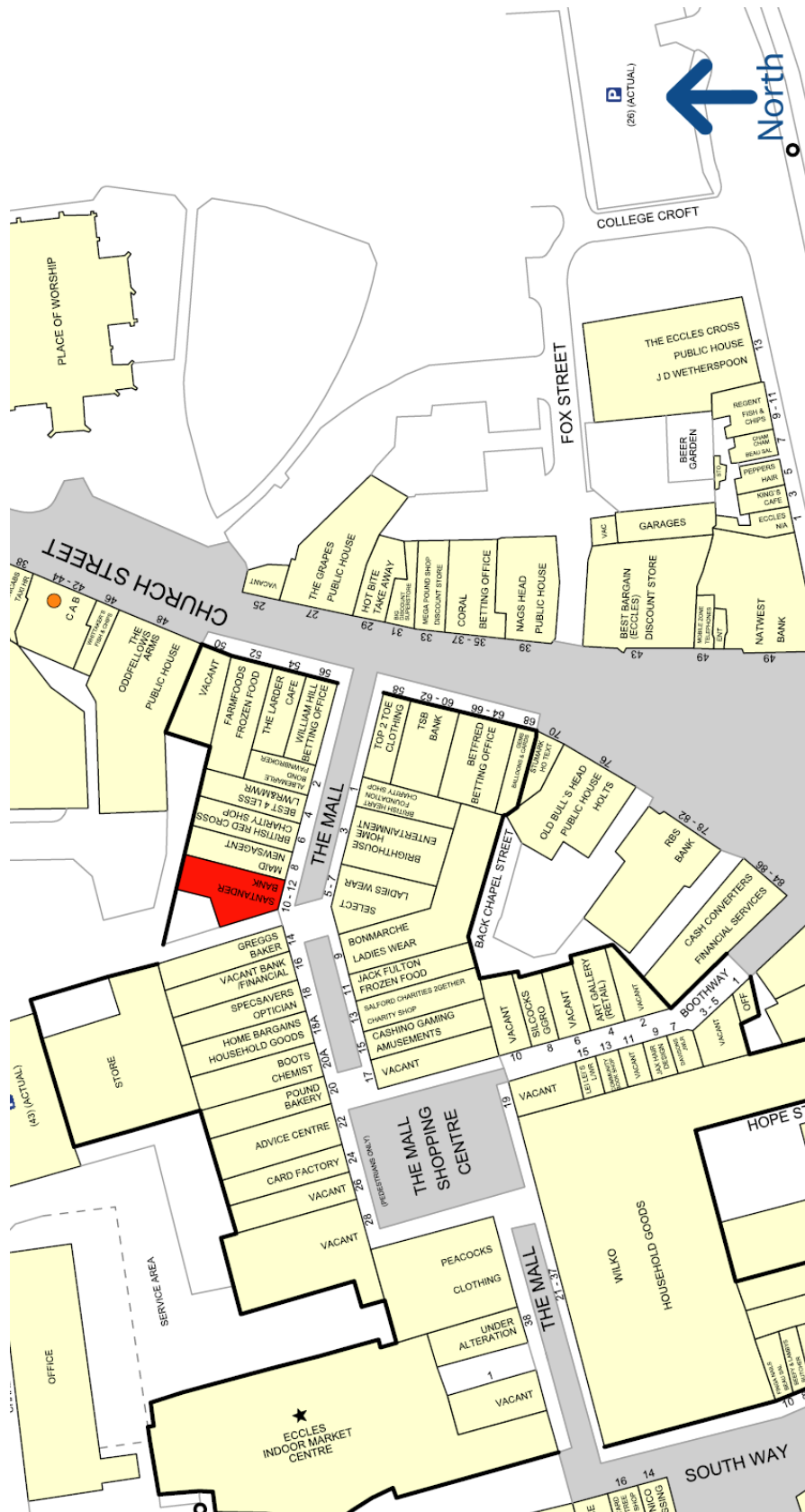
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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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