

***STRICTLY CONFIDENTIAL
– STAFF UNAWARE***

THE TRAFFORD CENTRE UNIT L42 (5 PEEL AVENUE)



- **LARGE RETAIL PREMISES AVAILABLE**
- **PRIME LOCATION CLOSE TO JOHN LEWIS DEPARTMENT STORE**

LOCATION

The property is situated on the lower level of the centre on Peel Avenue adjacent to **Sports World** and in close proximity to **John Lewis, Armani Exchange** and many other multiples. The accompanying goad plan shows the precise location.

ACCOMMODATION

The unit is arranged on ground floor only and offers the following approximate dimensions and floor areas:

Internal width	38 ft 8 in	11.79 m
Shop depth	124 ft	37.80 m
Ground floor	4,518 sq ft	419.72 sq m

TENURE

The property is held by way of a 15 year lease from 16 July 1998, contracted outside the security provisions of the Landlord and Tenant Act 1954. The passing rental is £375,000 per annum exclusive or 11% of turnover and there is a rent review outstanding from 16 July 2008. Further details in respect of the outstanding rent review are available on request.

RATES

We are verbally advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£422,500
Rates Payable:	£195,195

SERVICE CHARGE

Service Charge payable for current year is estimated at £52,500.

VAT

Prices, outgoing and rentals are exclusive of, but may be liable to VAT.

LEGAL COSTS

Each party is to be responsible for their legal costs incurred in this transaction.

VIEWING

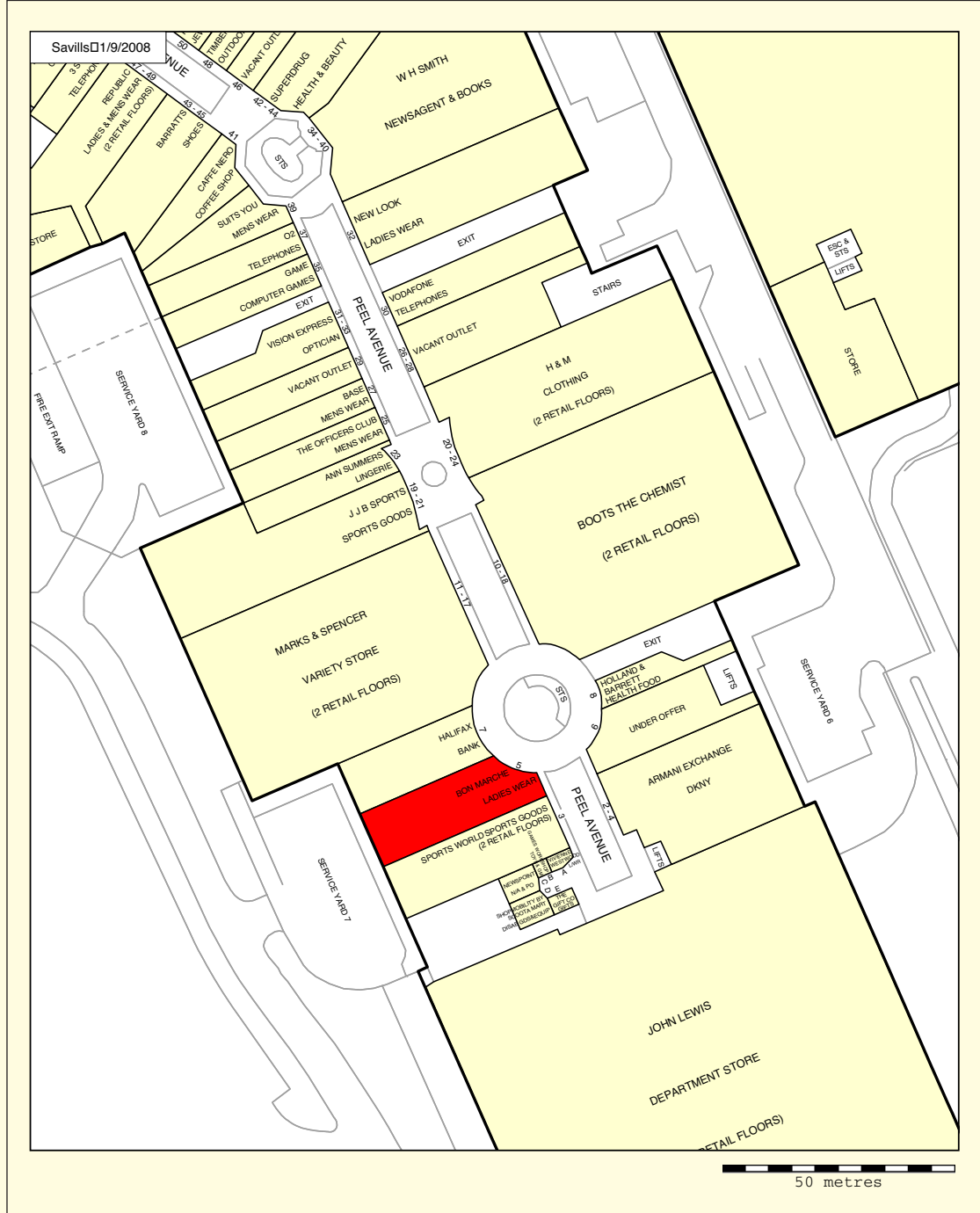
Staff are unaware of any intended disposal and therefore viewings are to be strictly arranged by appointment only.

Contact James Crosbie or Tom Limbert at Central Retail:
0113 244 8668.

SUBJECT TO CONTRACT



Trafford Centre



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