



**TO LET**  
Unit 8  
4,205 sq.ft  
(390.64 sq.m)



**M THE VILLAGE SQUARE**

Bramhall  
Lancashire  
SK7 1AW

Occupiers Include



### LOCATION

The Village Square by M is a retail-led, mixed use development in the heart of Bramhall, an affluent South Manchester village. The site benefits from close proximity to a busy commuter railway station, as well as onsite parking for 75 cars. The Square offers a strong mix of local, regional and national operators, as well as a children's play area and outdoor seating, making it a focal point for the numerous community events held in Bramhall.

Major occupiers in the town include; Sainsbury's, Tesco, Costa, Boots, Superdrug and Piccolino.

### DESCRIPTION

The property is situated in a busy trading location within the Village Square Shopping Centre.

### UNIT SIZE

Ground Floor	211 sq.ft (19.6 sq.m).
First Floor	3,994 sq.ft (371.04 sq.m).
TOTAL	4,205 sq.ft (390.64 sq.m).

### RENT

Price on application.

### RATEABLE VALUE

Rateable value £42,000. Rates Payable TBC. Interested parties are advised to make their own enquiries with the local authority.

### SERVICE CHARGE & INSURANCE

This unit participates in a service charge £11,914.37 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### EPC

Rating 100 (D). Further information available upon request.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### VAT

All figures are quoted inclusive of VAT.



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Lettable Units On-Site



44,755 sq.ft

Total Area



What Three Words  
wedge.hits.firm

