



VILLAGE
SQUARE

UNIT 18

BRAMHALL
BY 

Village Square
Bramhall Lane
Bramhall
SK7 1AW

Local Occupiers Include

Sainsbury's



TESCO

Superdrug

LCP

part of MCore

01384
400123



searchlcp.co.uk



DESCRIPTION

Bramhall is an affluent and thriving commuter town located 10 miles south of Manchester City Centre with a catchment population in excess of **370,000**.

Village Square Shopping Centre comprises approximately **56,000 sq.ft** of retail and leisure space with **75** parking spaces. Bramhall Village offers an attractive retail centre and is home to a range of national and independent brands. Major occupiers in the town include; **Sainsbury's, Tesco, Costa, Boots, Superdrug** and **Piccolino**. Bramhall has been named by the Telegraph as one of the most desirable places to live in the UK due to its low unemployment rate and high rate of home ownership.

UNIT SIZE

Ground Floor: 573 sq.ft (53.2 sq.m)
First Floor: 531 sq.ft (49.3 sq.m)

RENT

£18,000 per annum exclusive.

RATEABLE VALUE

£11,500 (2023)

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £4,333.25 per annum.
Insurance: TBC

ENERGY PERFORMANCE

The property has an EPC rating of 93(D). Further information available upon request.

PLANNING

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

LEGAL COSTS

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

LCP.
part of **M Core**



Barry Flint
07825 138 755
Bflint@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents

metis
REAL ESTATE ADVISORS

Luke Nicholson
07841 026 097
lnicholson@metisrealestate.com

Max Woolstencroft
07572 714 133
mw@metisrealestate.com

Charley Foster
07572 713 775
cfoster@metisrealestate.com

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennont Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profits, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org/uk/upholding-professional-standards/spec-to-standards/real-estate/codes-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.