

the
bank



 heaton group



the bank

**Commercial premises to let
in Stretford town centre**

**Ground floor
317 sq m / 3416.14 sq ft**

Location

The premises are situated in the heart of Stretford and are adjacent to the entrance of Stretford Mall, Stretford's go-to shopping, eating & drinking destination. Both King Street and Stretford Mall have been outlined as key locations in Trafford Councils "Stretford Town Centre Masterplan" and significant funds have been earmarked for renovating and reinstating both as part of the new "Stretford Centre" Neighbourhood.

Key plans include:

- + Reinstatement of the historic King Street as a thriving high street and developing a 'Makers Yard' hub for small independent retailers and restaurants, with outdoor seating, eateries and bar areas.
- + Provide up to 800 residential units around Stretford Mall and St Matthew's Church, to include affordable homes
- + Repurpose the Lacy Street area into a mixed-use space to unlock the connection between the town centre and the canal and open up the waterfront area. A series of interlinked public realm spaces would be created to bring people into Stretford from the wider area
- + Create green 'meeting areas' with public squares and open spaces, and a green 'biodiversity corridor', including a Library Square and Central Park at the heart of the town centre. The features would also improve access to the Bridgewater canal
- + Transform Stretford Mall and the surrounding area into a sustainable retail and leisure centre

Stretford Town Map



Overview

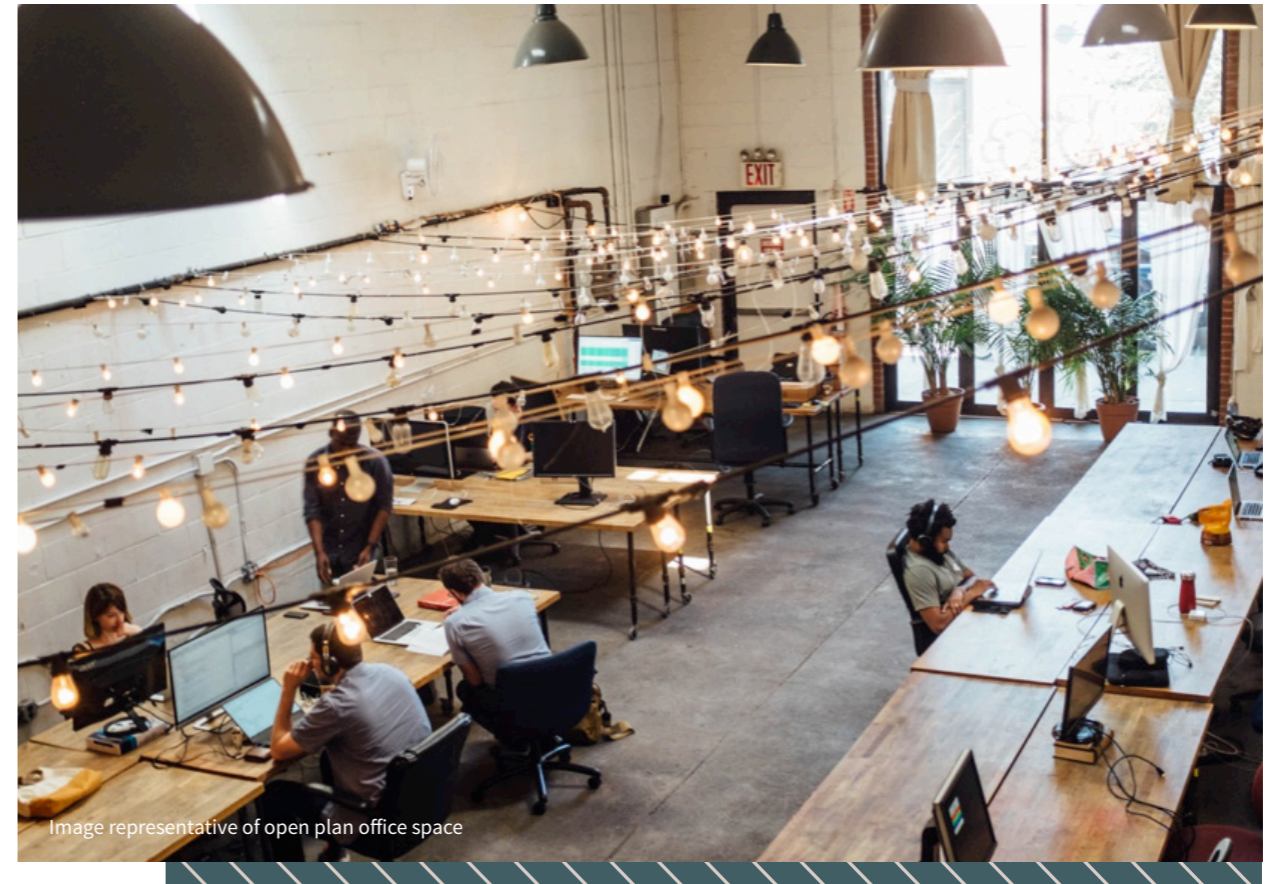


Image representative of open plan office space

Originally known as Derby Hall, The Bank was originally home to a conservative club for many years until the ground floor was repurposed as a retail unit to take advantage of its proximity to Stretford Mall. The building is believed to be one of the original historic buildings in Stretford town centre, and one of the few still in existence.

The premises are comprised of the entire ground floor at The Bank. The tenure offered on this unit is a shell lease, this enables the occupier to have flexibility when it comes to designing their workspace.

Specification overview:

- + Electric, Water & Gas
- + Mains Supply
- + Concrete Floor
- + Plastered walls
- + New fire-lined suspended ceiling
- + Note: Original shop front may need upgrading

The Bank will also be home to residents of the 13 luxury apartments within the development.



Demographics

With its proximity to Manchester City Centre, Stretford is becoming increasingly popular with young working professionals. Additionally, the town's proximity to Chorlton, canals and waterway, good schools and green spaces mean it's also an appealing location for families.

The recent Masterplan announcement and plans to build around 800 new homes will attract many new residents to the area, dramatically increasing footfall on King Street which is at the heart of the council's proposals.





A Vision for Stretford

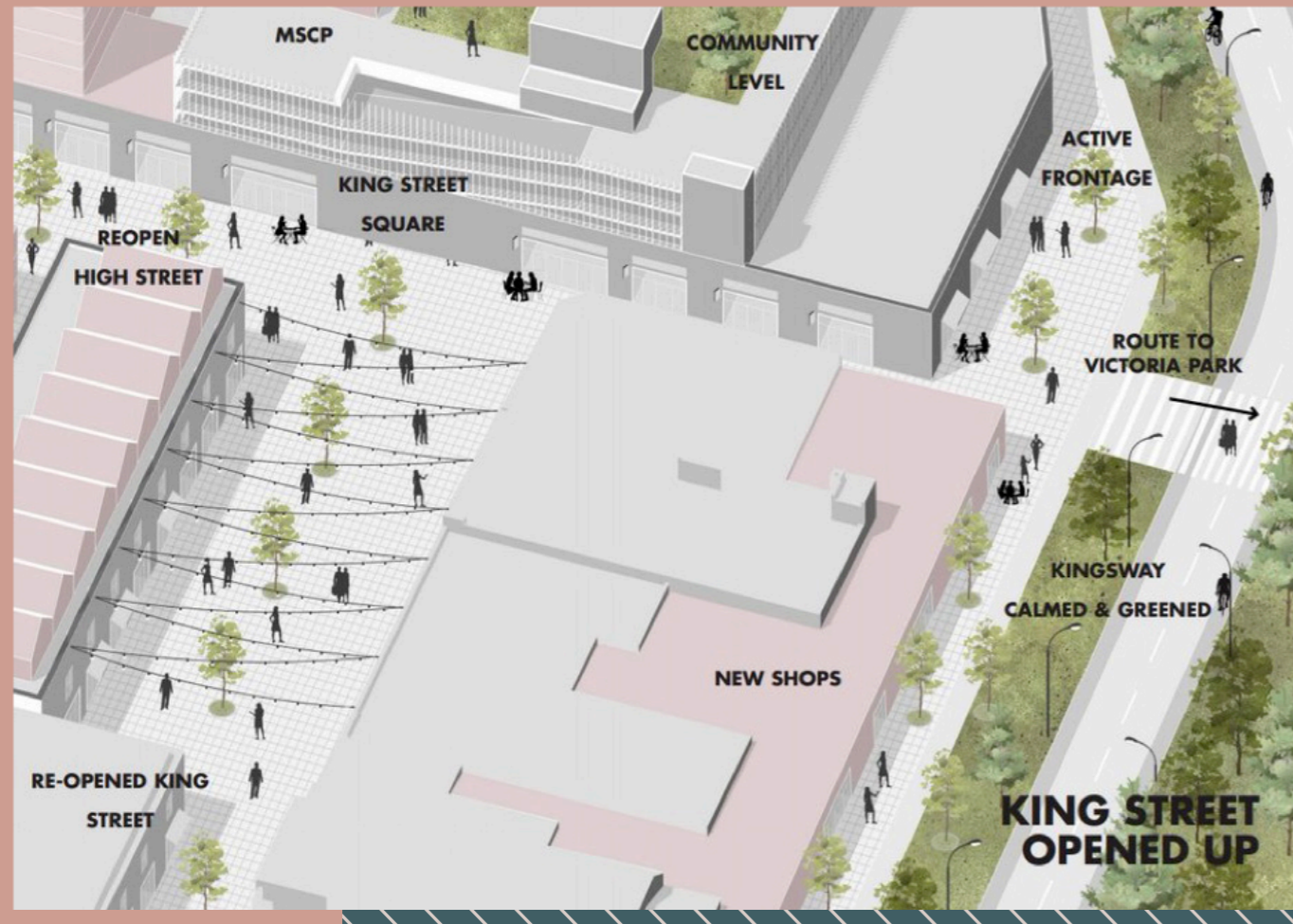
Stretford is known for its strong sense of community; this can partially be attributed to its growing independent bar and restaurant scene. Local retailers providing unique offerings have thrived in Stretford and they continue to be met with overwhelming support from local residents and visitors.

Neighbouring retail units on King Street include the exceedingly popular Stretford Food Hall and Longford Tap. Stretford Mall is home to a variety of major retailers including ALDI and Boots, and also provides visitors with multi-storey car parking.

The property is within close proximity to the Stretford Metrolink and is well serviced by numerous bus routes.

Site Plan

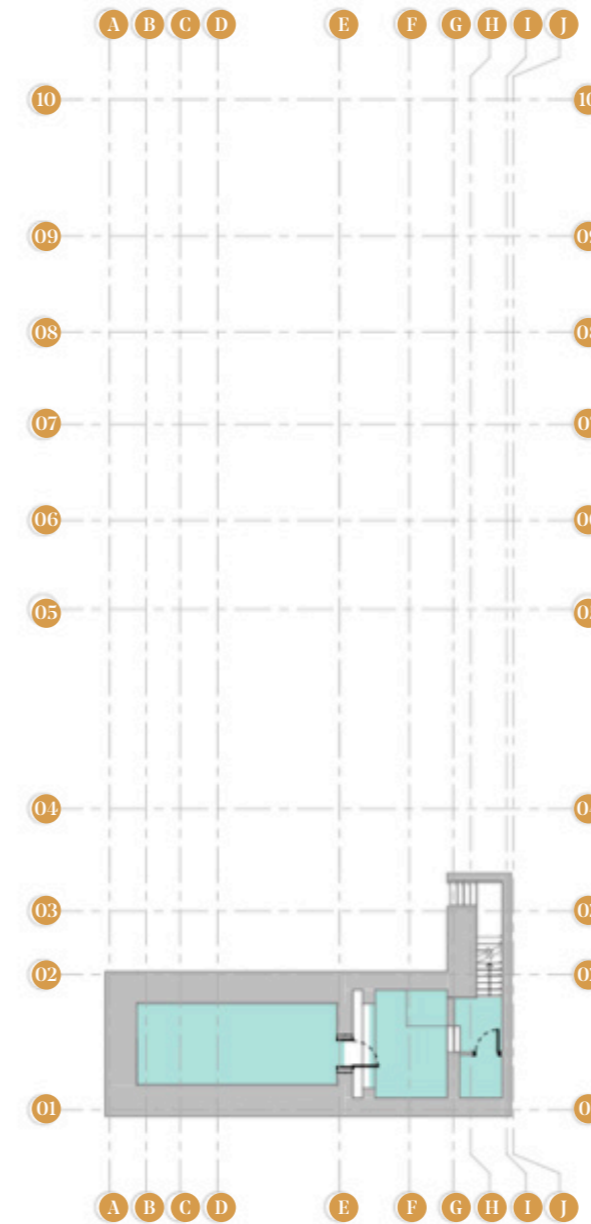
King Street opened up.



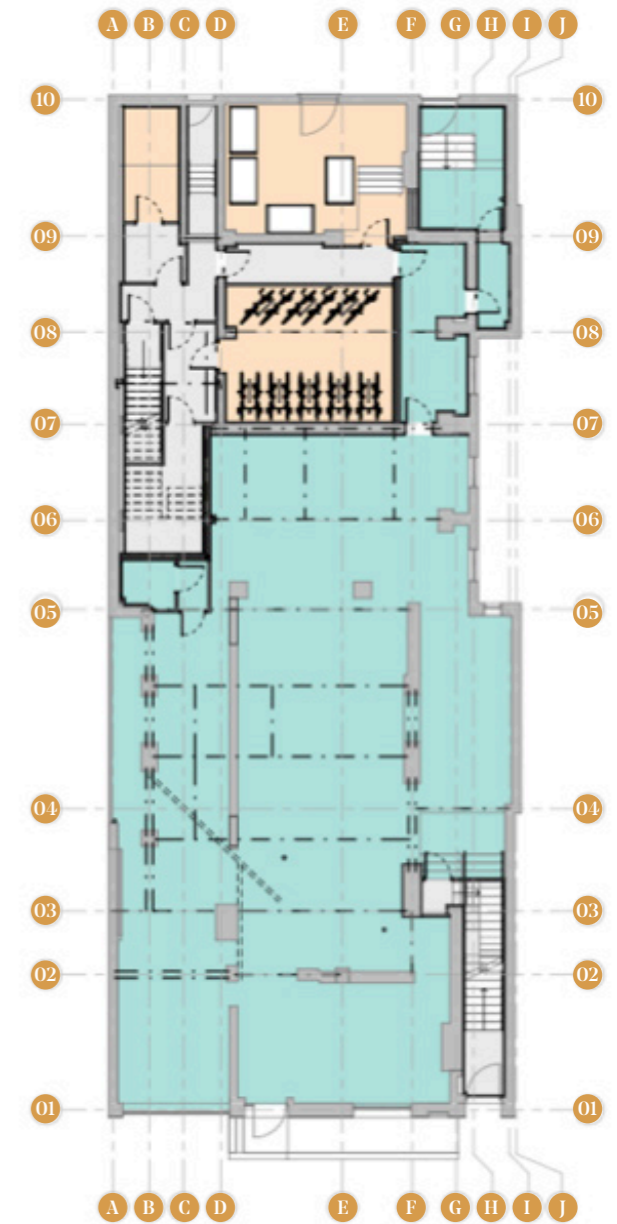
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Level 01 – Apartments
1:100



Level 00 – Apartments
1:100

Commercial	248.66 m2	2675.58 ft2
Commercial Circulation	18.39 m2	197.88 ft2
Commercial Storage	20.49 m2	220.47 ft2
Commercial_Circ	29.83 m2	320.97 ft2

- Circulation
- Store Utility
- Commercial

