

2 Shaftesbury Avenue, Timperley,
Altrincham WA15 7LY

Retail/Office premises
111.85 SQM (1,204 SQFT)

to let



£on application

- Situated in popular parade
- Prominent position with high levels of footfall
- Suitable for a variety of uses, subject to necessary planning consents
- Incentives available to reflect fit out works

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate

10 Beecham Court, Wigan. WN3 6PR

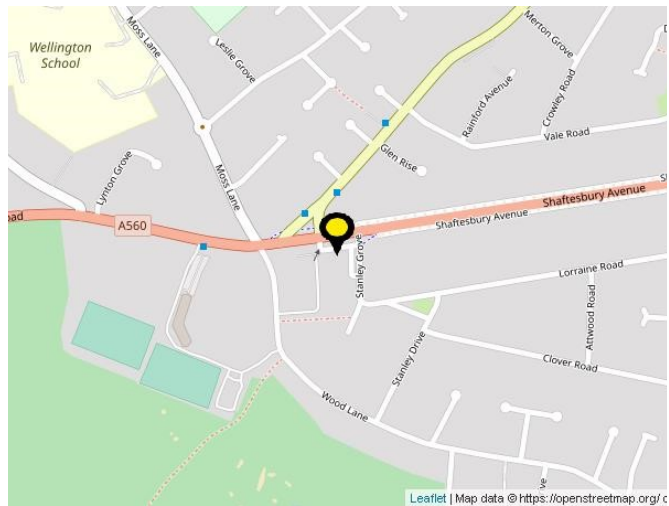
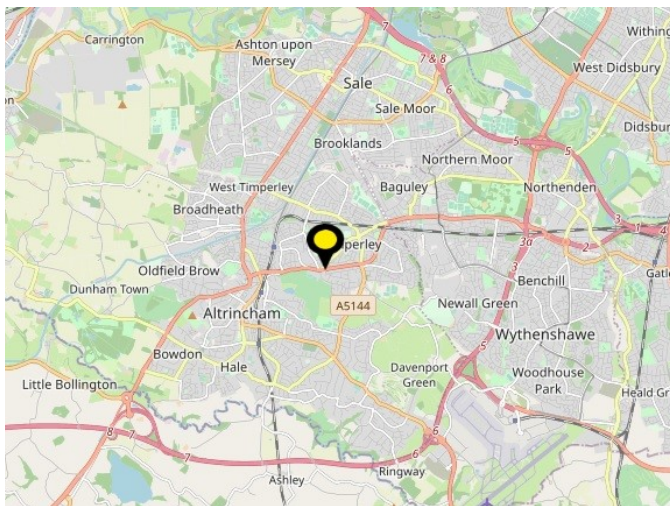


RICS

the mark of
property
professionalism
worldwide

01942 741800

www.parkinsonre.com



Location

The subject property forms part of a commercial terrace on Shaftesbury Avenue close to the town of Altrincham. Within the immediate vicinity are a number of local businesses including restaurant, hair & beauty salon and a convenience store. The subject occupies a prominent position in the terrace which benefits from being positioned within a densely populated residential suburb and amongst a number of commercial and retail property. Timperley is a suburb village in Altrincham in the borough of Trafford, Greater Manchester being approximately 7 miles south west of Manchester City Centre.

Description

This ground floor retail unit is a former convenience store which benefits a floor to ceiling retail frontage opening directly onto the pavement. Internally the property provides open plan retail space with linoleum covered solid floors, painted and papered walls and fluorescent strip lighting. To the rear are storage areas, kitchenette and a small service yard. The retail frontage also currently incorporates an ATM cash machine which will either be removed, and relocated or could remain in situ subject to negotiations. The property also benefits security shutters.

Services

We understand mains services are connected to the property to include mains water, drainage, gas and electric.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice

	SQ M	SQ FT
GF Retail (Zone A)	86.95 (69.95)	936 (753)
Storage	18.86	203
Kitchenette	6.04	65

Rating

The property currently attracts two entries in the 2017 Rating Assessments List. Interested parties should make enquiries to the Local Authority in relation to any small business rates relief which may be available subject to meeting the necessary criteria.

2 Shaftesbury Ave	Rateable Value	Estimated Rates Payable
Shop & Premises	£14,750	£7,552 p.a.

Rental

On application

Terms

By way of an assignment. Lease details available on request. Alternatively clients may consider a sub-let or entering into negotiations with the landlord for a new lease on terms to be negotiated subject to nature of enquiry received and status of the offeree.

VAT

We are informed by our clients that VAT will be applicable. Clarification should be sought during negotiations.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the release of any legal documentation

EPC

An Energy Performance Certificate will be provided in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Feb 2021
Ref: AG0416

PARKINSON
REAL ESTATE ● ● ● ●



RICS®

the mark of
property
professionalism
worldwide

Parkinson Real Estate

10 Beecham Court, Wigan WN3 6PR

01942 741800

www.parkinsonre.com

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.