

# TO LET

60 George Street  
Stamford Quarter  
Altrincham



## Location

Altrincham is located 9 miles south west of Manchester City Centre and forms part of the wealthy South Manchester commuter belt. The town has one of the most affluent catchment populations in the UK with an estimated shopping population of 59,000 and a catchment population of 82,000 (Promis). 65% of the catchment population are within the ABC1 subgroup.

Stamford Quarter is home to H&M, Next, Debenhams, River Island, Waterstones and JD Sports. Recent lettings have been completed with Sostrene Grene, Orange Theory Fitness, Jakes Shoe's, Flannels, Le Bistrot Pierre, Gift+Home and Warren's Bakery.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	550	51.1
First Floor Ancillary	500	46.5

## Rent

Offers invited in the order of £40,000 per annum exclusive.

## Tenure

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

## Business Rates

The unit has a 2017 rateable value assessment of £16,250.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Trafford Council.

## EPC

Energy Performance Asset Rating - D

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared December 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

**Mark Proudlove**

+44 (0)113 388 4859

+44 (0)7808 479310

[mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)

**Chris Nutter**

+44 (0) 161 631 2852

+44 (0) 7927 561 994

[chris@barkerproudlove.co.uk](mailto:chris@barkerproudlove.co.uk)

Prime Retail

**Tim Hance**

020 7016 5344

[tim.hance@primeretailproperty.com](mailto:tim.hance@primeretailproperty.com)

Harmer Ray  
Hoffbrand

**Tim Hance**

+44 (0)20 7908

7031

+44 (0)7979

805580

[tim@hrh.uk.com](mailto:tim@hrh.uk.com)



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. December 2018.