



ALTRINCHAM

14 GEORGE STREET, STAMFORD QUARTER

LOCATION

Altrincham is located 9 miles south west of Manchester City Centre with an estimated shopping population of 59,000 and a catchment population of 82,000 (source Promis). 65% of this affluent catchment are within the ABC1 demographic grouping.

Named by The Times in 2018 as "Best Place in the NW to live" (and runner up in 2019) Altrincham town centre has gone from having one of the highest vacancy rates in England in 2010 to being named as the country's best high street at the GB High Street awards in 2018. The town centre continues to prosper with a diverse retail offer from local independents to national multiples alongside a flourishing mix of independent food and beverage operators, anchored by the award winning Market House.

In 2019 Altrincham saw a positive increase in footfall of 0.5%, against an average decline nationally of -2.5%.

The Stamford Quarter makes up the prime high street section of the town centre and is home to **H&M, Waterstones, Next, Sæstrene Grene, Flannels, Boots, Paperchase, JD, Jakes Shoes** and **Orange Theory Fitness** amongst others.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor	127.7 sq m	(1,375 sq ft)
First Floor	27.9 sq m	(300 sq ft)

TERMS

A long term lease is available for a term of years to be agreed, or a short term flexible lease is available for a 'Pop Up' will be considered.

RENT

£40,000 per annum exclusive.

SERVICE CHARGE

The current service charge for 2019 is £7,954 per annum.

RATES

Rateable Value (2017) £23,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of D (94). A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

SUBJECT TO VACANT POSSESSION



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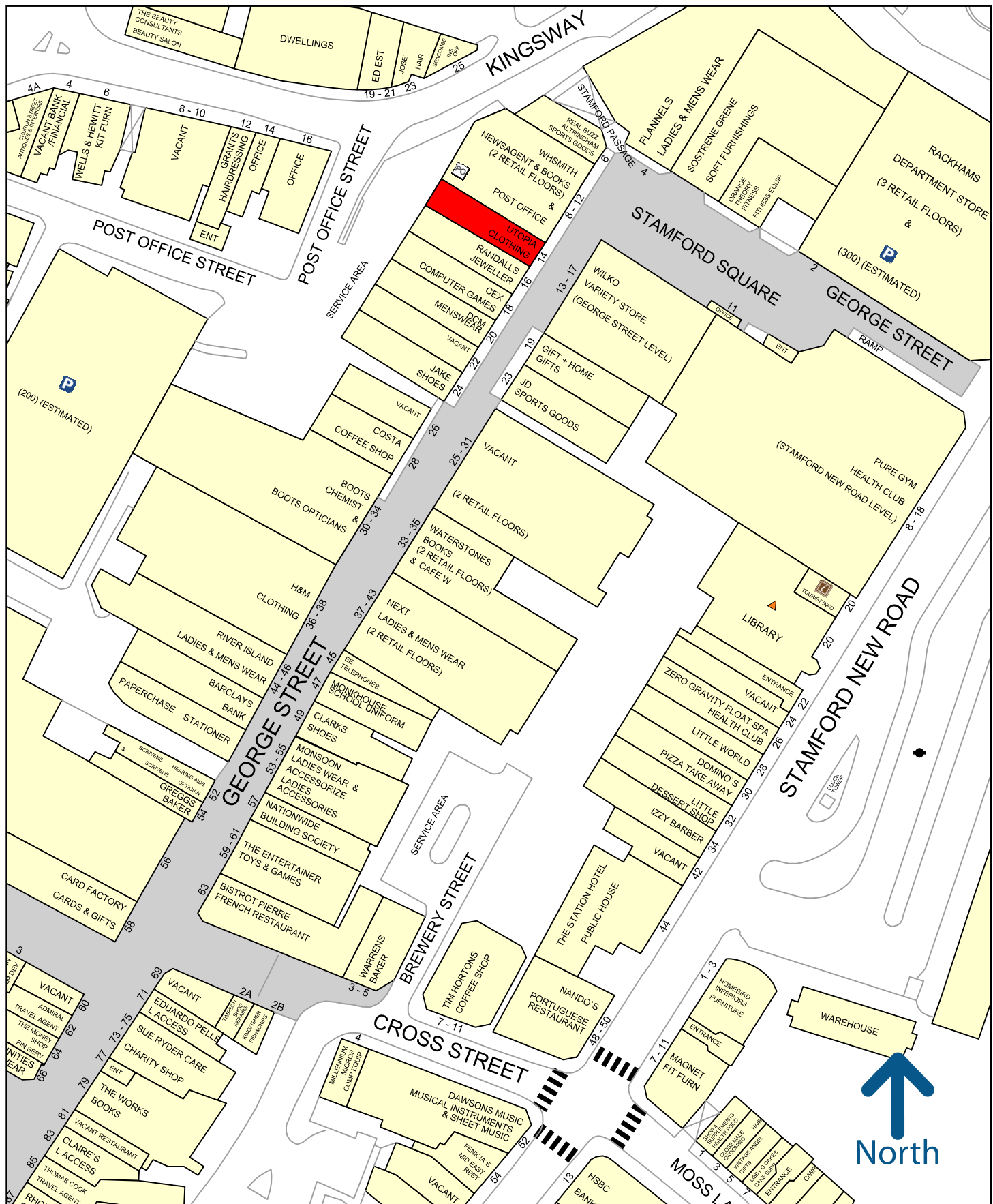
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50 metres



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