

TO LET



PROMINENT TOWN CENTRE RETAIL UNIT

72.2 sq. m (861 sq. ft)

**17 ASHLEY ROAD
ALTRINCHAM
WA14 2DT**

- Fashionable South Manchester location
- Highly popular position
- Suitable for a wide range of uses (STP)

0161 833 9797 www.wtgunson.co.uk

LOCATION

Altrincham is a highly desirable south Manchester location with a thriving High Street. The property is located on the junction of Ashley Road and Peter Street to the south of Altrincham town centre, walking distance from the popular Altrincham Market and The Stamford Quarter.

Bus stops are located directly opposite the site and the property is located less than half a mile from Altrincham Interchange with Metrolink and national rail connections.

GENERAL DESCRIPTION

The shop consists of an open plan retail shop floor area with additional storage space, kitchen and WC facilities in the basement. Internally the unit is fitted with a mix of fluorescent strip and spot lighting with laminate floors and suspended ceilings. Externally the unit is protected by a double roller shutter.

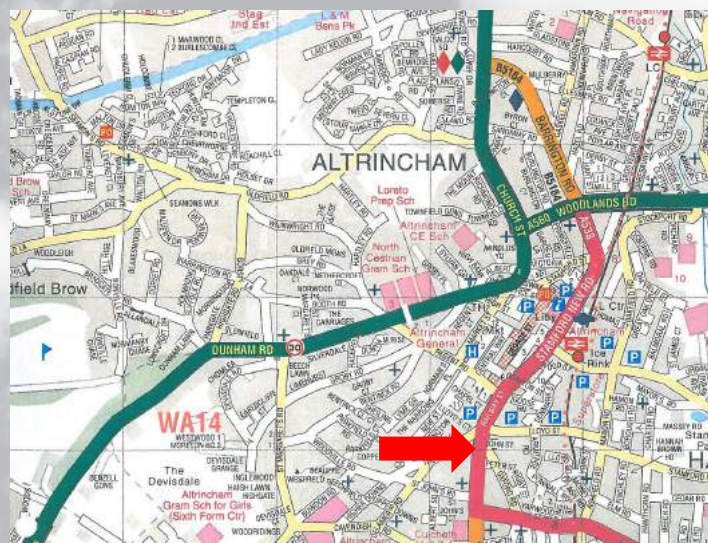
ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Code of Measuring Practice the areas of the unit are as follows:

| | |
|--------------|-------------------------|
| Ground Floor | 43.6 sq. m |
| Basement | 28.6 sq. m |
| Total | 72.2 sq. m (861 sq. ft) |

LEASE

The accommodation is available by way of new effectively fully repairing and insuring lease for a term of years to be agreed at an initial rent of £12,500 per annum.



BUSINESS RATES

Rateable Value £9,200. Please note small businesses will qualify for small business rates relief. Further enquiries should be made directly with the local authority.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents:
WT Gunson for the attention of: -

Sam Beckett
(email: sam.beckett@wtgunson.co.uk)

Date of Preparation: July 2019