



ALTRINCHAM

25/31 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, Söstrene 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	811 sq m	(8,725 sq ft)
First Floor	1,113 sq m	(11,985 sq ft)

The premises are capable of sub-division, so please contact the agents for more information.

TERMS

The shop unit is available on a new effectively full repairing and insuring lease, which will include a service charge provision.

RENT

Upon application.

SERVICE CHARGE

The current service charge for 2019 is £32,238 per annum.

RATES

Rateable Value (2017) £150,000

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 incoming party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

The property has an EPC rating of E (115) A copy of the EPC is available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE



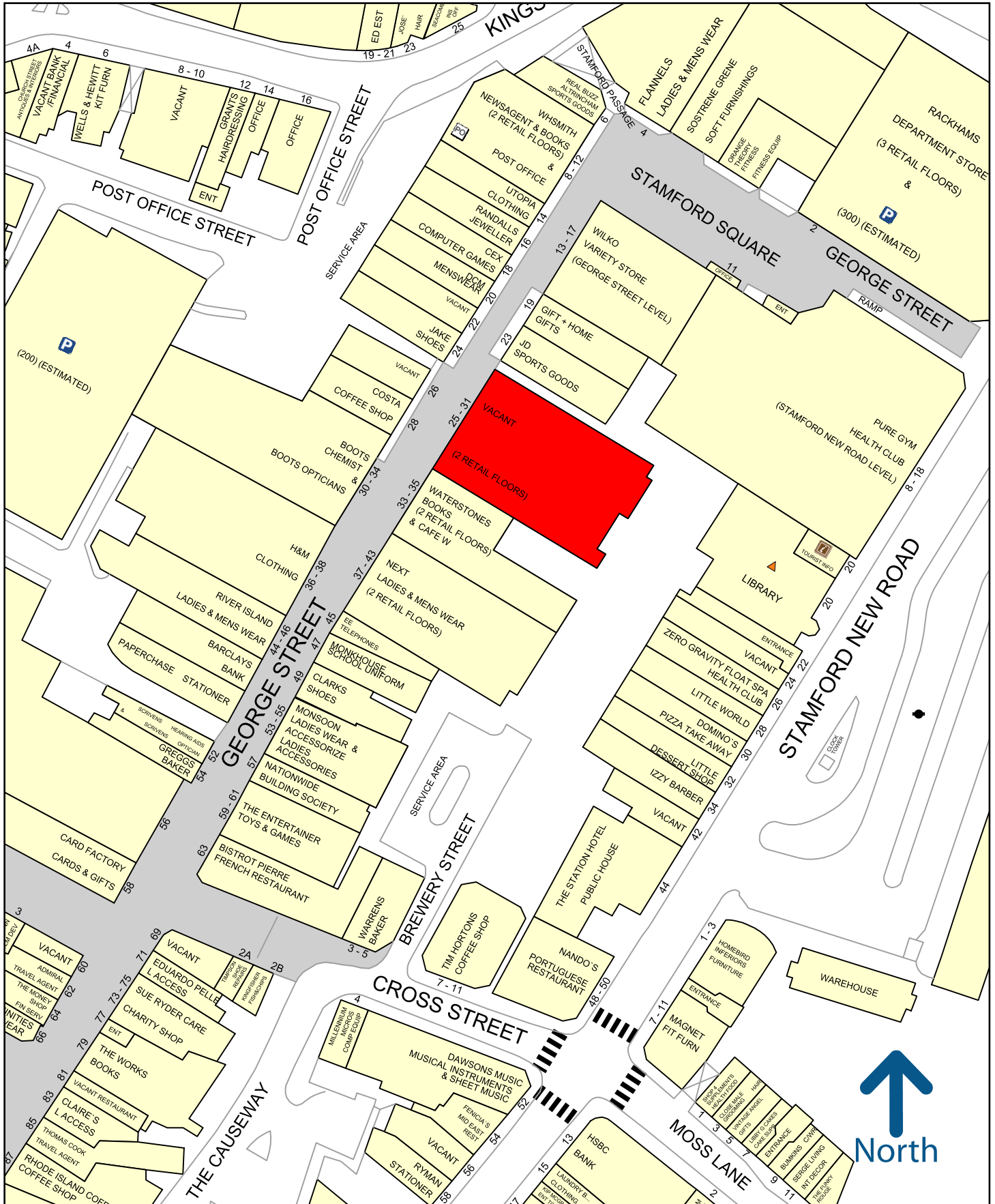
0161 806 0866
metisrealestate.com

Nick McAllester:
nmcallester@metisrealestate.com

Luke Nicholson
lnicholson@metisrealestate.com

Or via our Joint Agents

Barker Proudlove
0113 388 4859



50 metres

Experian Goad Plan Created: 28/01/2020
Created By: Metis Real Estate Advisors Ltd



Copyright and confidentiality Experian, 2020. © Crown
copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011