

TO LET

26 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, Warren's Bakery and Paperchase.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,230	114.3
First Floor Ancillary	1,095	101.7

Rent

We are seeking rental offers in the order of £50,000 per annum Exclusive.

Tenure

The unit is offered Subject to Vacant Possession 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 £36,500.

For further details please contact the business rates department in the local authority.

Service Charge

The on-account service charge for the year 2018 stands at approximately £11,866.

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 June 2019

Viewing Strictly through the joint letting agents.

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