

# TO LET

34 Stamford New Road  
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 a £40m redevelopment of the town's primary shopping area amounting to over 300,000 sq ft of modern retail and leisure accommodation. The Centre is anchored by House of Fraser, H&M, New Look, Next, River Island, Waterstones and Flannels.

Stamford New Road is located opposite the train station with occupiers including Nando's and Pure Gym..

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,310	121.7

## Rent

£15,000 per annum exclusive of service charge, Business Rates and VAT

## Tenure

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

## Business Rates

We understand that the unit is assessed under the 2017 revaluation at £15,000.

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.

## Service Charge

The on-account service charge for the year 2018 stands at approximately £4,957.

## EPC

Energy Performance Asset Rating - B

## 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 April 2019

Viewing Strictly through the joint letting agents.

Barker Proudlove

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