

TO LET

Unit 4b 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.

ACORN Profile Affluent Achievers account for 49% of Altrincham's shoppers - over double the UK Average.

Stamford Quarter is the town's primary shopping area amounting to over 300,000 sq ft of modern retail and leisure accommodation. Occupiers include House of Fraser, Next, Debenhams, H&M, River Island, Waterstones, Paperchase, Le Bistrot Pierre and Nando's. Flannels.com are due to open a new store December 2017 immediately adjacent to the subject unit.

Accommodation

Arranged over 3 trading floors on ground, first and basement levels. A full height shopfront has been installed.

The premises comprise the following approximate gross internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor GIA	7,769	722.0
First Floor GIA	7,457	693.0
Basement GIA	11,653	1,083.0

Rent

£100,000 per annum exclusive

Tenure

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

Business Rates

The unit is yet to be assessed.

For further details visit Gov.uk or contact the business rates department at Trafford Council.

Service Charge

The on-account service charge for the year 2017 stands at approximately £1.50 per sqft.

EPC

Energy Performance Asset Rating - Available on Request

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 September 2017

Viewing Strictly through the joint letting agents.

Barker Proudlove

Mark Proudlove

+44 (0)113 388 4859

+44 (0)7808 479310

mark@barkerproudlove.co.uk

Gary Crompton

+44 (0)161 631 2855

+44 (0)7554 402314

gary@barkerproudlove.co.uk

Chris Nutter

+44 (0) 7927 561 994

chris@barkerproudlove.co.uk

Harmer Ray
Hoffbrand

Tim Hance

+44 (0)20 7908

7031

+44 (0)7979 805580

tim@hrh.uk.com



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