

# ALTRINCHAM WA14 1SF

## UNIT 20 GEORGE STREET

### SHOP TO LET



Portland House  
4 Great Portland Street  
London W1W 8QJ

#### LOCATION

The property is situated in the towns primary shopping area in Stamford Quarter. Other nearby retailers include **House of Fraser**, **H&M**, **Next**, **Flannels** and **Waterstones**.

An extract from the street plan is attached upon which the property is highlighted.

#### ACCOMMODATION

The premises are arranged on ground and first floors comprising the following approximate dimensions and floor areas:

Ground Floor	1,351 sq ft	125.0 sq m
First Floor	145 sq ft	13.4 sq m

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed at a commencing rent of **£35,000 per annum exclusive**.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

#### EPC

An EPC has been commissioned and a copy of this is available upon request.

#### SERVICE CHARGE

The annual service charge estimate is £6,564.

#### SUBJECT TO CONTRACT



#### RATES

We have been verbally advised that the property is assessed as follows:

Rateable Value	£22,750
UBR 2017/2018	£0.466

Interested parties should make their own enquiries to the local authority to verify this information.

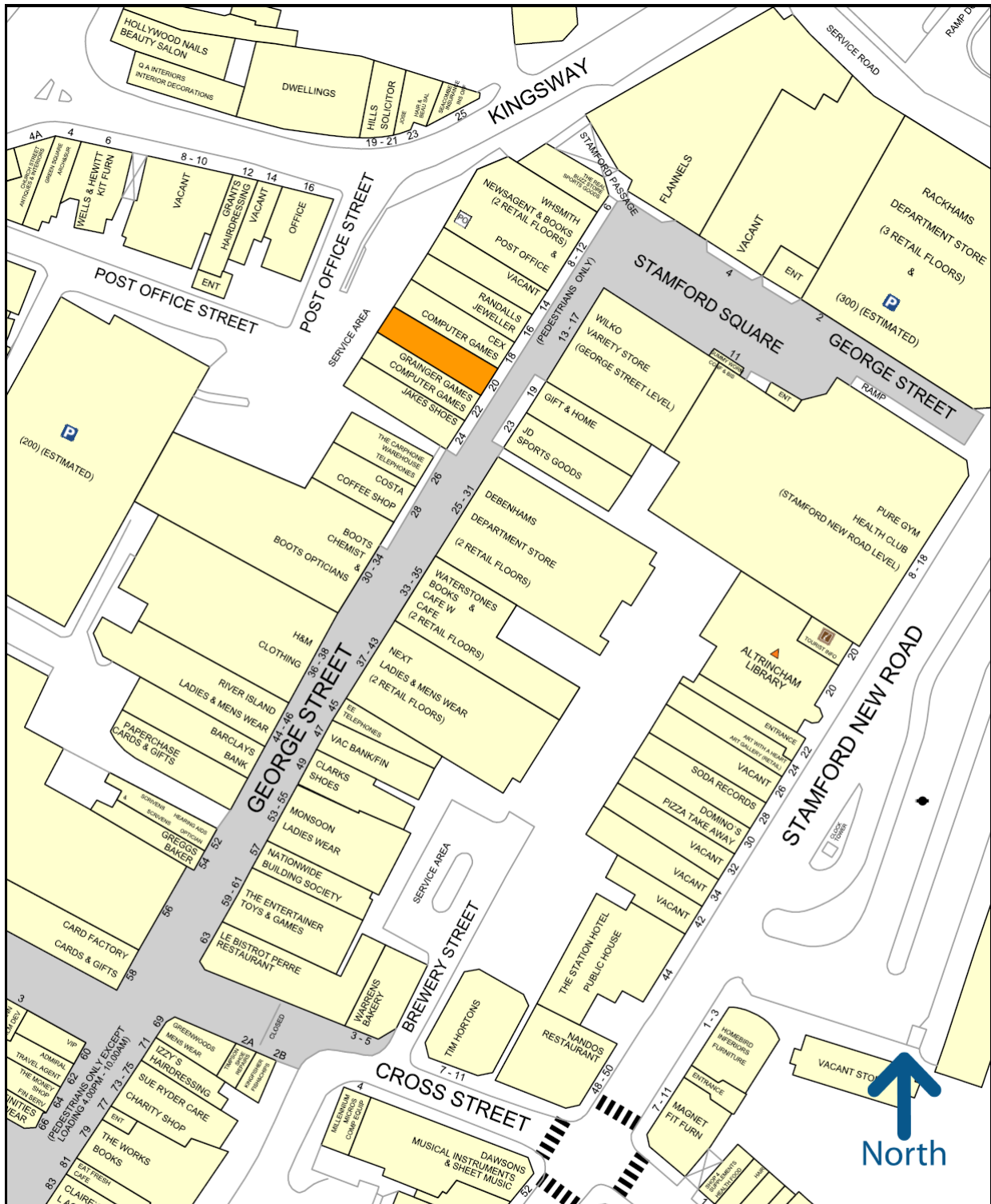
#### VIEWING

For further information or arrangement to inspect, please contact the sole agents:

Tim Hance                      020 7908 7031  
[tim@hrhretail.com](mailto:tim@hrhretail.com)

Millie Evans                      020 7908 7034  
[millie@hrhretail.com](mailto:millie@hrhretail.com)

or via our joint agents, Barker Proudlove,  
on 0161 631 2852.



50 metres

Experian Goad Plan Created: 18/01/2018  
Created By: Hamer Ray Hoffbrand



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