

# ALTRINCHAM WA14 1RF

## 60 GEORGE STREET

### SHOP TO LET



Portland House  
4 Great Portland Street  
London W1W 8QJ

#### LOCATION

The property is situated in a good secondary location on George Street, Altrincham. Adjacent to **Card Factory** other nearby retailers include **Marks and Spencer**, **Le Bistrot Pierre**, **Paperchase** and **Caffe Nero**.

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:

Gross Frontage	19 ft 7 in	5.97 m
Net Frontage	21 ft 1 in	6.43 m
Internal Width	15 ft 0 in	4.57 m
Shop Depth	36 ft 5 in	11.10 m
Ground Floor Sales	564 sq ft	52.4 sq m
First Floor Anc.	595 sq ft	55.3 sq m

#### LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but is to include rent reviews at 5 yearly intervals at a commencing rent of **£45,000 per annum exclusive**.

#### LEGAL COSTS

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

#### EPC

The property has a Band D Energy Performance Asset Rating. A copy of the EPC can be provided upon request.



#### RATES

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

Rateable Value	£32,000
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:

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

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

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

**SUBJECT TO CONTRACT**



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



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