ALTRINCHAM WA14 1RF 60 GEORGE STREET SHOP TO LET



Portland House 4 Great Portland Street I ondon 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.

SUBJECT TO CONTRACT



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

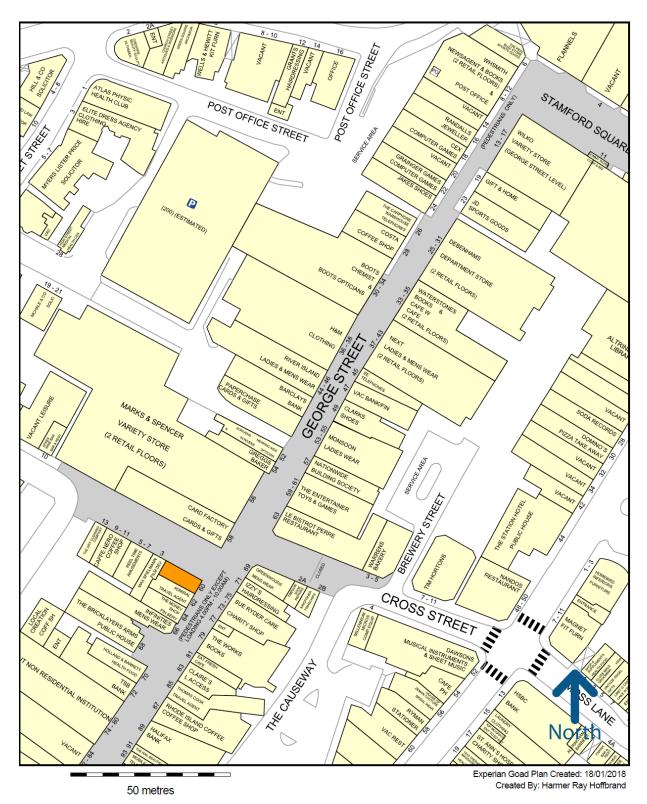
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or via our joint agents, Barker Proudlove, on 0161 631 2852.

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