

TO LET

59 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 with a catchment population of 8200 (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 the likes of Rackham's (House of Fraser), Wilkinson, Next, River Island, Waterstones and Desire by Debenhams.

The subject premises are situated in an excellent location on George Street in close proximity to Next, Monsoon, Marks and Spencer and an upsized H&M store.

Accommodation

The premises are arranged on ground and first floors.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,107	102.8
First Floor Ancillary	1,070	99.4

Rent

On application

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 2010 revaluation at £54,500. From 1 April 2015 the Rates Payable will be £26,868 per annum.

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.

EPC

Energy Performance Asset Rating - E

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 March 2015

Viewing Strictly through the joint letting agents.

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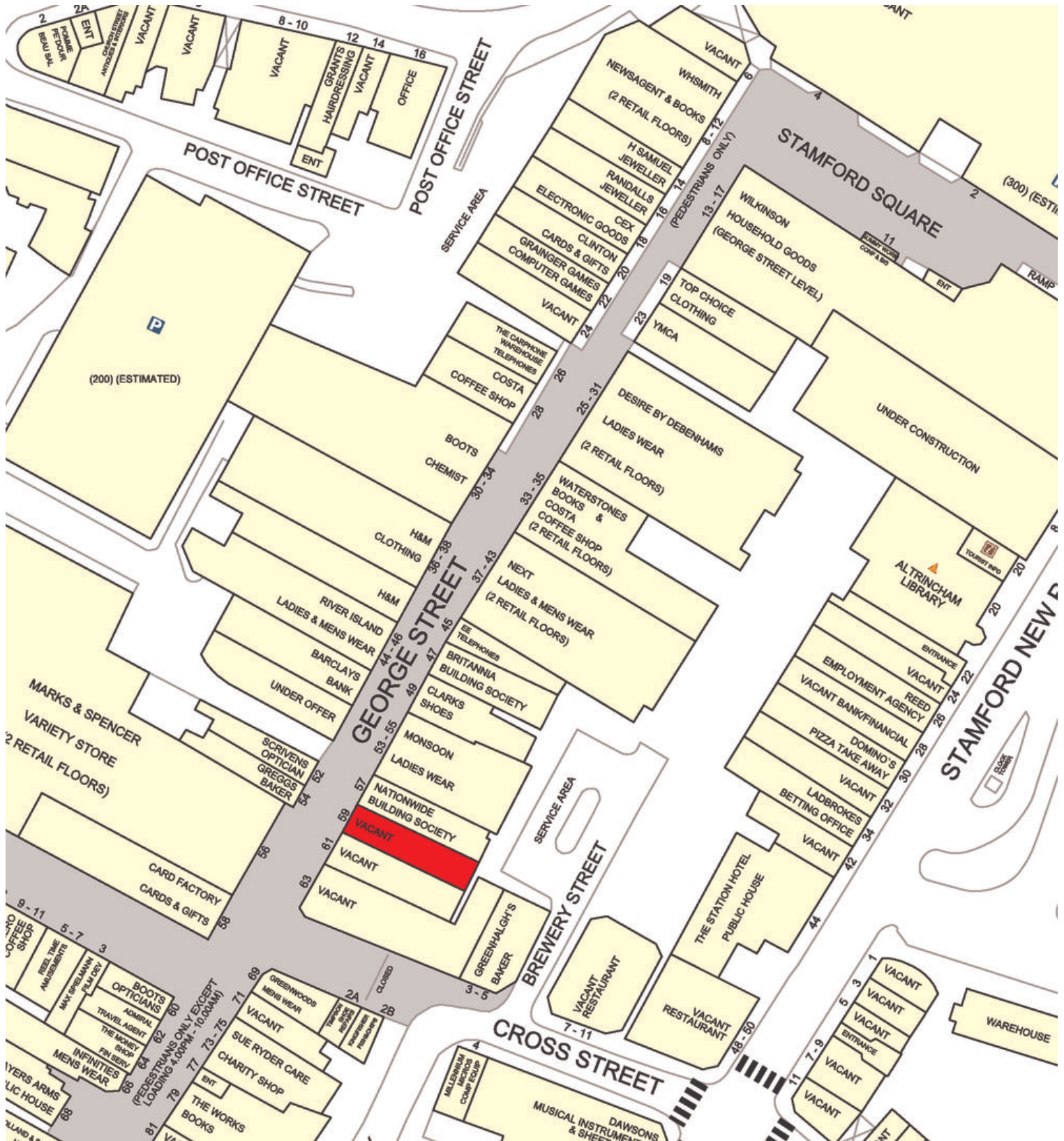
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