

To Let – Retail Premises

2,544 sq ft (236.3 sq m)

62-64 Stamford New Road, Altrincham, WA14 1EG

- Prominent location
- Available for immediate occupation

Location

Altrincham is an affluent commuter town, located 8 miles south west of Manchester City Centre and forms part of the wealthy South Manchester commuter belt next to Hale, Bowdon and Timperley.

Altrincham benefits from excellent transport links, being situated within 3 miles of Junctions 6 and 7 of the M60 Orbital motorway and within 2.5 miles of Junction 7 of the M56 motorway. The A56 provides direct access from Altrincham to Manchester City Centre.

The subject property is located a short distance from Altrincham Interchange, providing frequent Metrolink tram services into Manchester, as well as hourly rail services into Manchester Piccadilly. The interchange also connects with local bus services connecting to surrounding towns.

The subject property is situated in a prominent location on Stamford New Road. Nearby occupiers include Santander, Toni & Guy, Slug & Lettuce, Magnet and Pure Gym.

Description

The ground floor retail space benefits from a glazed frontage, and currently provides retail accommodation with ancillary accommodation to the rear. The property also benefits from a basement which comprises ancillary storage space.

Accommodation

The unit extends to the following approximate floor areas (from VOA):

Basement	1,291 sq ft (119.90 sq m)
Ground Floor	1,253 sq ft (116.40 sq m)
Ground Floor (ITZA)	746 sq ft (69.33 sq m)
TOTAL	2,544sq ft (236.3 sq m)



Rates

Rateable Value	£18,750
UBR	49.3p
Rates Payable (Per Annum)	£9,244

Interested parties should verify these figures with the Local Authority.

Planning

A1

Rent / Lease Terms

The property is available by way of a new lease for a term of years to be negotiated.

Rent

£24,000 pax

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The full EPC is available on request.

Viewing and further Information

By appointment through Sole Agents GL Hearn.

Adam Hanline

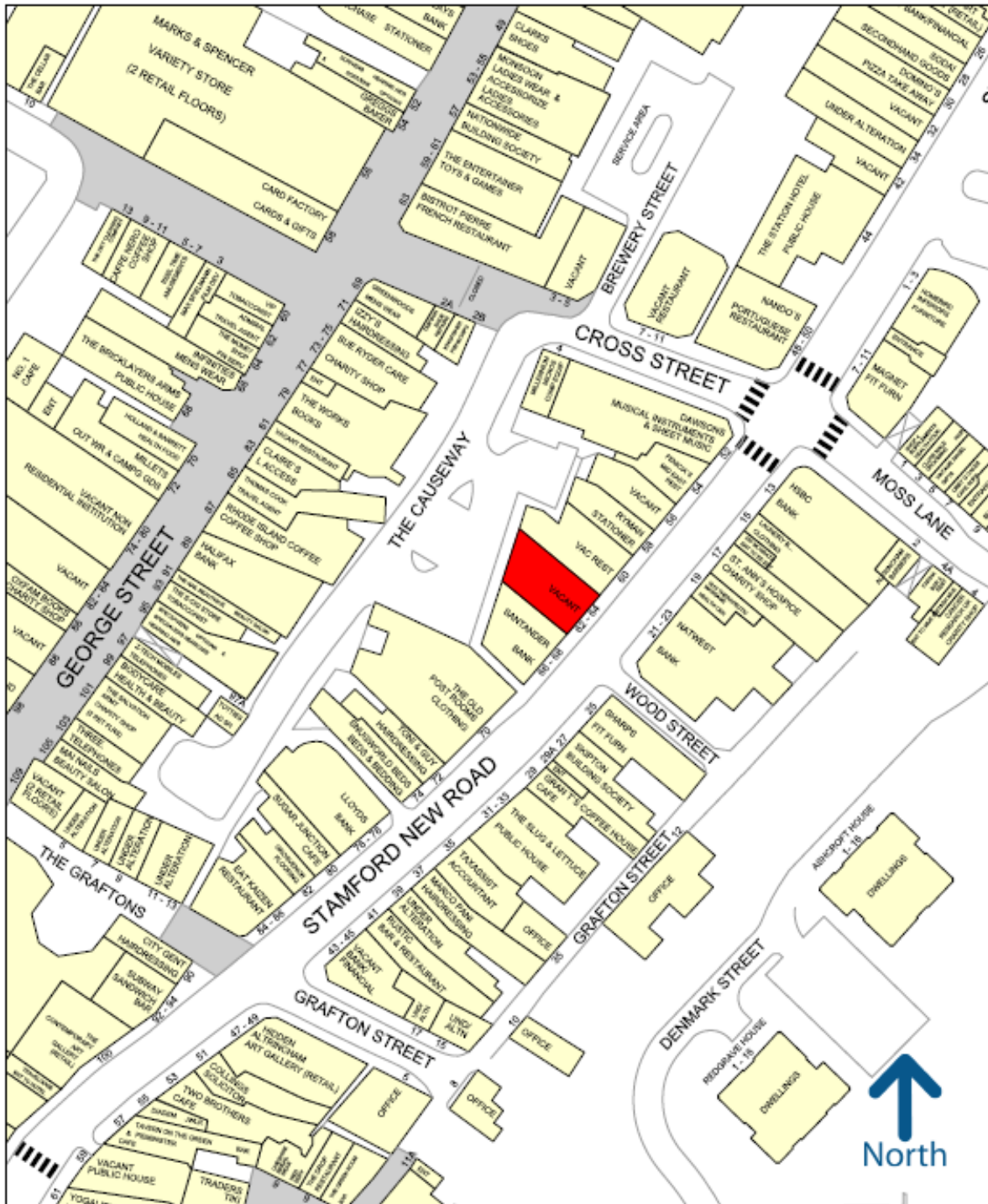
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