

Manchester Office: 0161 631 2852

# To Let



# Altrincham

22 George Street, The Stamford Quarter

Ground Floor: 1,339 sq ft (124.39 sq m) Rent on Application

# Barker Proudlove

## Manchester Office: 0161 631 2852

### Location & Description:

- Altrincham is a thriving town, with an award-winning food and drink offering. The town was famously named winner of the Great British High Street Awards in 2019.
- Stamford Quarter serves a total catchment population of 1.8million people and is home to well known high street operators such as Boots, H&M, River Island, Next, Waterstones and many others. Holland & Barrett most recently relocated to the scheme.
- This unit is nestled in the middle of the scheme, closely located to the car park, Jake Shoes and Costa Coffee.

#### Demise:

Ground Floor 1,339 sq ft (124.39 sq m) First Floor 301 sq ft (27.96 sq m)

### Rent:

Available upon request.

#### Lease:

A new effectively FRI lease for term to be agreed. Short occupancy is available.

#### Service Charge:

On-account service charge stands at approximately £6,180.

#### EPC:

Available upon request.

#### Legal and professional fees:

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £25,500. **Date Prepared:** May 2024

#### Contact Us:

Jessica Swain 07885 127366 jessica@barkerproudlove.co.uk

Mark Proudlove 07808 479310 mark@barkerproudlove.co.uk

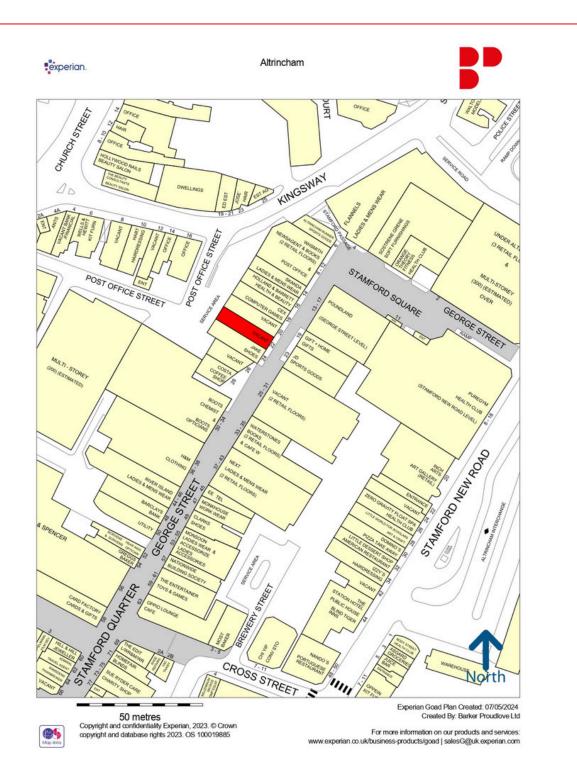
#### Joint Agent:

Metis Real Estate Nick McAllester 07824 412290 nm@metisrealestate.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services of facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

# Barker Proudlove

## Manchester Office: 0161 631 2852



MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remise protective protectives in good working order. 4. The photographs were taken and it should not be assumed that the property remise processing a displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.