

SHOPPING CENTRE PROPERTY / CLASS E

22 George Street The Stamford Quarter, Altrincham



Rent: On application
Ground Floor Area
1,339 Sq ft / 124 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jessica Swain

Mob: 07885 127366

Email: jessica@barkerproudlove.co.uk

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Metis Real Estate

Nick McAllester

Tel: 0161 806 0866

Mob: 07824 412290

Email: nm@metisrealestate.com

Location:

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:	Sq Ft	Sq M
Ground Floor	1339	124.39
First Floor	301	27.96

Rent:

Upon Application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Short term occupancy is available.

Business Rates:

The premises currently has a rateable value of £25,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2023 stands at approximately £6,180.

EPC:

Energy Performance Asset Rating - Available on request

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.

Date Prepared:

March 2024

Subject to Contract

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Altrincham



Experian Goad Plan Created: 11/03/2024

Created By: Barker Proudlove Ltd

