

# TO LET

22 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 an estimated shopping population of 59,000 and a catchment population of 82,000 (Promis). 65% of the catchment population are within the ABC1 subgroup.

Stamford Quarter is home to H&M, Next, Debenhams, River Island and Waterstones. Recent lettings have been completed with JD Sports, Jakes Shoe's, Flannels, Le Bistrot Pierre, Gift+Home, Warren's Bakery and Paperchase.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,375	127.7
First Floor Ancillary	300	27.9

## Rent

Upon application

## Tenure

A long term lease is available for a term of years to be agreed, or, a Short term flexible lease available for a 'Pop Up' will be considered.

## Business Rates

The unit has a 2017 rateable value assessment of £22,250.

For further details please contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2018 stands at approximately £7,549.36.

## EPC

Energy Performance Asset Rating - C

## 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 July 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

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