

TO LET

32 Stamford New Road
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 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 H&M, New Look, Next, River Island, Waterstones and Desire by Debenhams.

Stamford New Road is located opposite the train station with occupiers including Nando's Pure Gym and only one unit now remains in this popular location.

Accommodation

The premises are arranged on ground floor only.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,472	136.8

Rent

We are seeking rental offers in the order £17,500 per annum exclusive.

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 2017 revaluation at £15,500.

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.

Service Charge

The on-account service charge for the year 2018 stands at approximately £5,109.

EPC

Energy Performance Asset Rating - C

Use

A3 (Cafes & Restaurants) Planning Consent in place. Other uses may be considered, subject to planning.

VAT & Legal Costs

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Each party to be responsible for their own legal and professional costs incurred in this transaction

SUBJECT TO CONTRACT

Details prepared July 2018

Viewing Strictly through the joint letting agents.

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