

The Annex.

Rear of 26 Church Street, Altrincham, WA14 4DW

RPS Regional
Property
Solutions



To Let

1,334 sq ft
(123.93 sq m)

£22,000 per annum

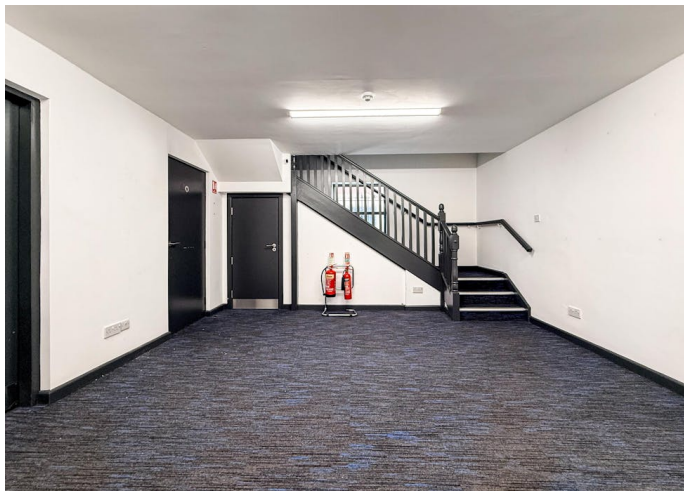
Self-contained commercial space
suitable for a variety of uses

- Configured into four individual rooms
- Inclusive of two car spaces
- Suitable for a variety of Class E uses
- Opportunity to brand the building

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0161 927 7824

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Summary

Available Size	1,334 sq ft / 123.93 sq m
Rent	£22,000 per annum
EPC	Upon enquiry

Description

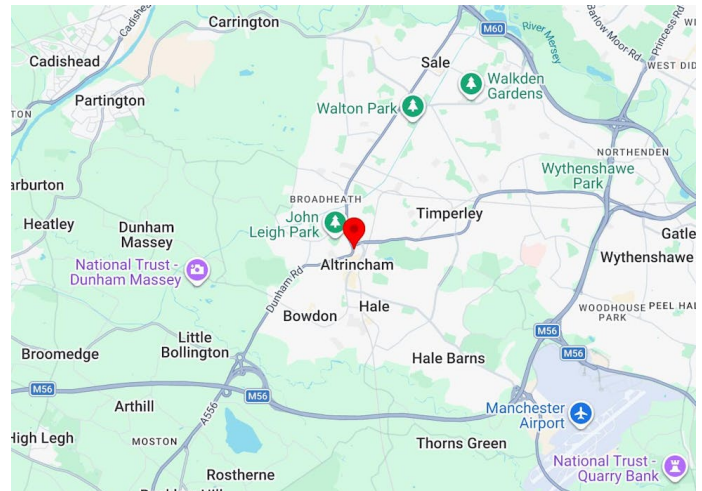
Altrincham has excellent communication links being located 3 miles (5km) south of Junction 7 of the M60 Orbital and 3 miles (5 km) east of Junction 3 of the M56, which in turn provides access to the M6 and wider motorway network. The A56 provides direct access from Altrincham to Manchester city centre to the north and the motorway to the south.

The town also benefits from strong public transport links, with Rail, Metrolink and Bus Services provided via Altrincham Interchange. The property is situated directly adjacent to the Interchange, providing unrivalled connectivity.

The Annex is on the doorstep of Altrincham's thriving Shopping Quarter. Surrounded by an excellent mix of independent retailers, cafés, restaurants, wellness studios and leisure amenities, the location offers an exceptional working environment.

Just a two-minute walk away, Altrincham Market provides a vibrant destination renowned for its independent food vendors and artisan retailers, while Altrincham Interchange is within easy walking distance, offering convenient Metrolink, rail and bus connections.

The self-contained property provides well-appointed accommodation over two floors, comprising two separate office suites on each level.



The ground floor benefits from WC and kitchen facilities, while the property is fitted with gas central heating and energy-efficient LED lighting throughout.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor	678	62.99	Available
Unit - First Floor	656	60.94	Available
Total	1,334	123.93	

Lease

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

Utilities

The property benefits from mains Water, Gas and Electricity.

Business Rates

The property attracts a Rateable Value of £19,750.

VAT

The property is not VAT elected.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

All enquiries

Daniel Lee

0161 927 7824 | 07502 304 082

Daniel@r-p-s.co.uk

