

TO LET

Town Centre Retail Unit

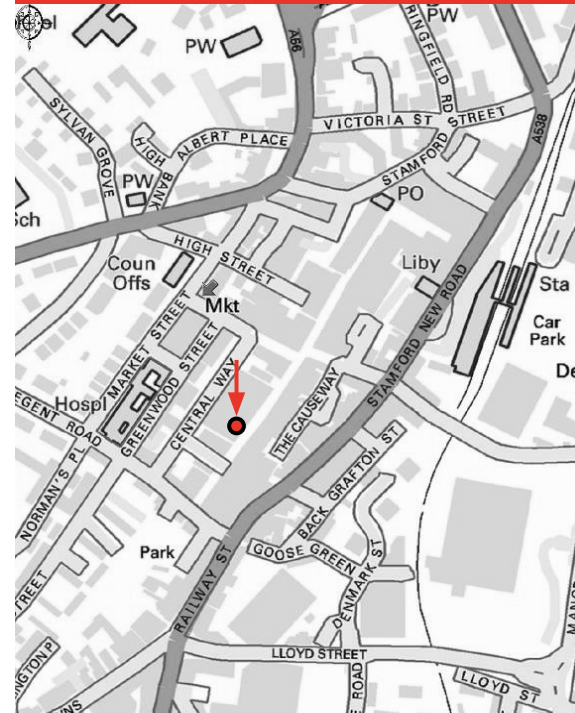
ENQUIRIES

Viewings by appointment with
Regional Property Solutions

0161 927 7824

enquiries@r-p-s.co.uk

www.r-p-s.co.uk



112 George Street, Altrincham

3,970 sq ft (368 m²)

- Class E
- Suitable for alternative uses, subject to planning
- Existing beauty fit-out

LOCATION

Altrincham is located in the Trafford district of Greater Manchester, with the town centre 7 miles South of Manchester City Centre. Altrincham is considered one of the most affluent suburbs in South Manchester and the town centre is a strong hub of economic activity. Altrincham Market is only a 150m walk away from the property. Nearby occupiers include H&H Jewellers, Paperchase, Marks & Spencer, Vodafone and Homebird. This calendar year, the immediate street scene and the public realm are due for improvements.

RPS

Regional Property Solutions

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DESCRIPTION

The property provides a double fronted retail unit with rear access. The property has the following net internal floor areas:

AVAILABILITY

Accommodation	Size (sq ft)	Size (m ²)
Ground Floor / sales	1,808	168
Floor Floor / sales / storage	1,472	137
Second Floor / storage	690	64
Total	3,970	369

TERMS

The property is available by way of a new lease drawn on Internal Repairing & Insuring lease for a term of years to be negotiated at a rent of **£35,000 per annum** exclusive of business rates, service charge, outgoing and VAT.

RATES & INSURANCE

Under the terms of the lease, the tenant will be responsible for the payment of business rates and the landlord's costs of insurance for the property.

USE

The premises currently benefits from Class E use although alternative uses may be acceptable, subject to planning and landlord consent.

UTILITIES

All outgoing to be the responsibility of the occupier and paid direct to suppliers.

LEGAL COSTS

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

VAT

Rentals and outgoing are quoted exclusive of, but may be liable for VAT.

Date revised: June 2022

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