

# Suite A, 60 Stamford New Road.

Altrincham, WA14 1EE

**RPS** Regional  
Property  
Solutions



## To Let

275 sq ft  
(25.55 sq m)

£16,000 per sq ft

An attractive ground-floor retail unit with frontage directly onto Stamford New Road

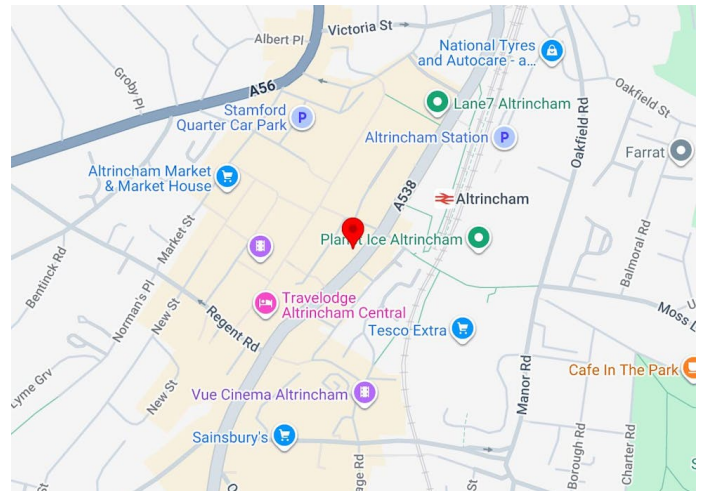
- Zero rated subject to SBR eligibility
- Nestled amongst nationwide brands
- Provides excellent visibility and foot traffic
- Town centre location
- Large glazed frontage
- Storm porch
- Bike storage
- Rear access

r-p-s.co.uk  
**0161 927 7824**

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## Summary

|                |                        |
|----------------|------------------------|
| Available Size | 275 sq ft / 25.55 sq m |
| Rent           | £16,000 per sq ft      |
| EPC            | Upon enquiry           |

## Description

Altrincham is renowned as one of Manchester's most desirable and affluent suburbs.

With remarkable transport links, it provides effortless access to the rail network and Metrolink tram service, connecting residents to other areas in Greater Manchester. Direct trains to Manchester city centre operate every 6-12 minutes.

Access to the national motorway system is via Junctions 7 & 8 on the M56 and Junction 7 on the M60 motorway.

The ground-floor retail unit offers a principal main sales area with ancillary, WC and kitchenette facilities to the rear. It features an impressive glazed frontage, a welcoming storm porch with a side door providing a bright interior. There is a rear access.

## Accommodation

The accommodation comprises the following areas:

| Name             | sq ft      | sq m         | Availability |
|------------------|------------|--------------|--------------|
| Ground - Suite A | 275        | 25.55        | Available    |
| <b>Total</b>     | <b>275</b> | <b>25.55</b> |              |

## Rent

£16,000 per annum, exclusive of rates, all outgoings and building insurance costs.

## Lease

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

## Utilities

All outgoings to be the responsibility of the occupier.

## Service Charge and Insurance

Building Insurance will be recharged annually in advance, on a proportionate occupancy basis. Service Charge for external maintenance and repairs of the structure will be recharged on a proportionate occupancy basis.

## Business Rates

The Rateable Value is £8,600. The incoming tenant will be responsible for the payment of non-domestic business rates for the premises. This falls within the zero rates threshold, if the incoming tenant is eligible.

## All enquiries

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