

71 George Street.

Altrincham, WA14 1RN

RPS Regional
Property
Solutions



To Let

505 sq ft
(46.92 sq m)

£30,000 per annum

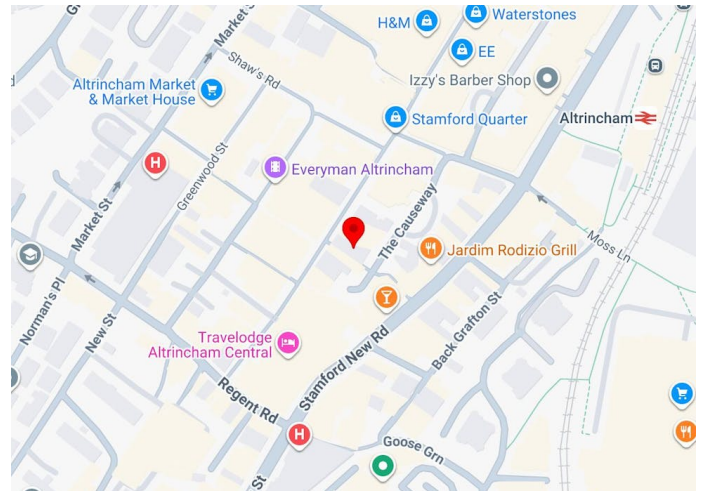
Prominent ground-floor
retail premises in the heart of
Altrincham town centre

- Large glazed frontage
- Outstanding visibility and footfall
- Nestled among a vibrant array of shops
- High street presence
- Market Quarter Visibility

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

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Summary

| | |
|----------------|------------------------|
| Available Size | 505 sq ft / 46.92 sq m |
| Rent | £30,000 per annum |
| EPC | C |

Description

George Street is located in the heart of Altrincham, a highly affluent commuter town strategically located 8 miles south of Manchester city centre. The market is only a 150m walk away from the property. Nearby occupiers include Marks & Spencer, Next, H&M and Waterstones.

The property occupies a prominent position at the most prominent cross junction of George Street and Shaw's Road, ensuring excellent visibility from all directions. The ground-floor unit provides a spacious sales area, with additional space to the rear suitable for a till point or administration. A WC and kitchenette are also positioned at the rear.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------|------------|--------------|--------------|
| Unit - Ground Floor | 505 | 46.92 | Available |
| Total | 505 | 46.92 | |

Lease

The premises are offered by way of a new full repairing and insuring lease for a term of years to be negotiated.

Rates

The incoming tenant will be directly responsible for the payment of non-domestic business rates for the premises. RV £15,750

Utilities

The property benefits from mains Water and Electricity.

Legal Costs

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

All enquiries

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