

# To Let



## Altrincham

20 George Street, The Stamford Quarter

Ground Floor: 1,448 sq ft (134.52 sq m)

Rent on Application

## Location & Description:

- Altrincham is a thriving town, with an award-winning food and drink offering. The town was famously named winner of the Great British High Street Awards in 2019.
- Stamford Quarter serves a total catchment population of 1.8million people and is home to well known high street operators such as Boots, H&M, River Island, Next, Waterstones and many others. Holland & Barrett most recently relocated to the scheme.
- This unit is nestled in the middle of the scheme, closely located to the car park, Holland & Barrett and Costa Coffee.

### Demise:

Ground Floor 1,448 sq ft (134.52 sq m)  
First Floor Ancillary 224 sq ft (20.81 sq m)

### Rent:

Available upon request.

### Lease:

A new lease for a term to be agreed. Short term flexible lease also considered.

### Service Charge:

On-account service charge stands at approximately £5,520.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £26,000.

### Date Prepared:

May 2024

### Contact Us:

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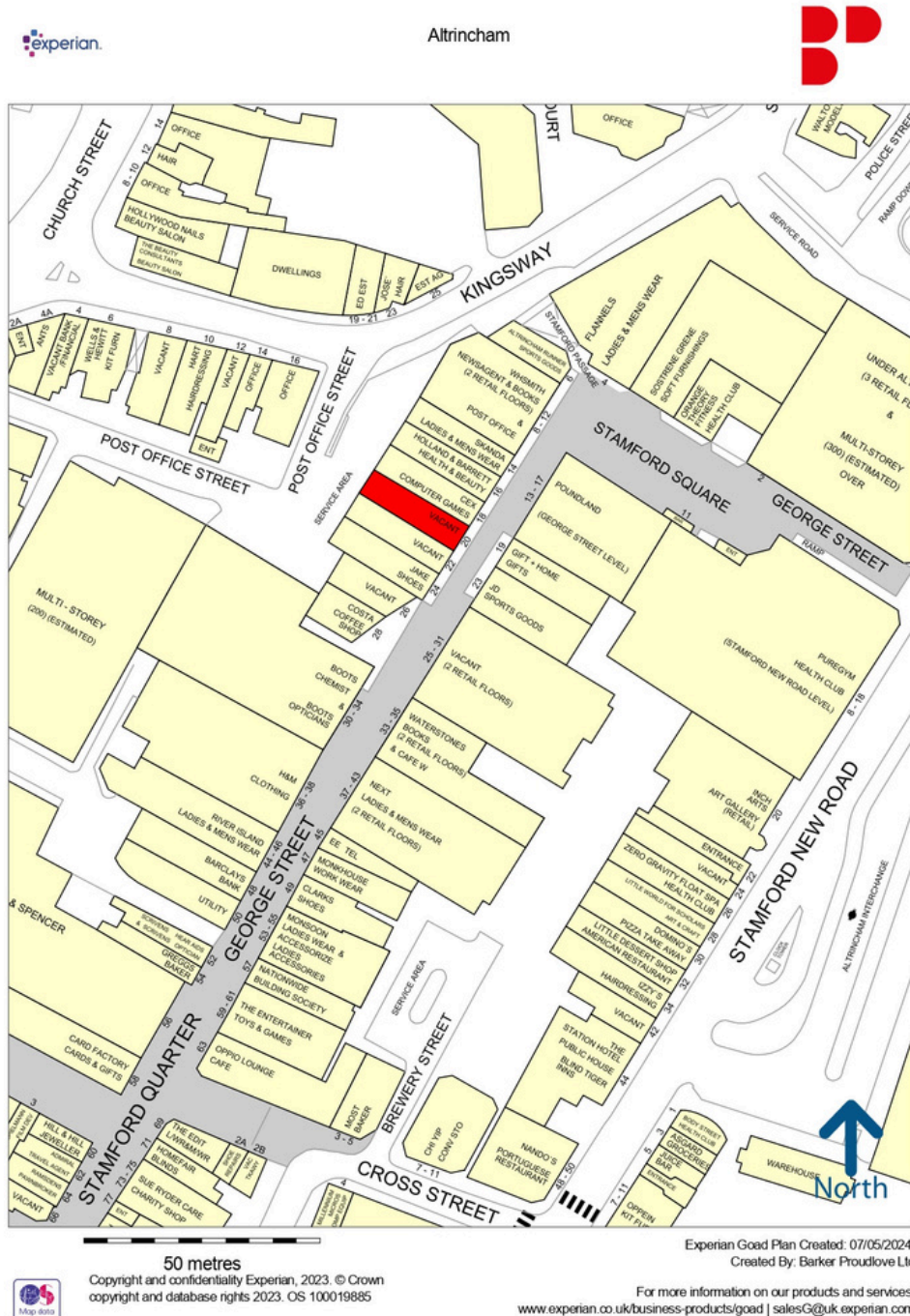
### Joint Agent:

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