

**SHOPPING CENTRE PROPERTY / CLASS E**

20 George Street The Stamford Quarter, Altrincham

**Rent: On application****Ground Floor Area**

1,448 Sq ft / 134 Sq M

**TO  
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** [mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)**Jessica Swain****Mob:** 07885 127366**Email:** [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)**Metis Real Estate****Nick McAllester****Tel:** 0161 806 0866**Mob:** 07824 412290**Email:** [nm@metisrealestate.com](mailto:nm@metisrealestate.com)

**Location:**

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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1448	134.52
First Floor Ancillary	224	20.81

**Rent:**

Upon application

**Tenure:**

A long term lease is available for a term of years to be agreed, or a short term flexible lease will be considered.

**Business Rates:**

The premises currently has a rateable value of £26,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

March 2024

Subject to Contract

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Altrincham



50 metres

Experian Goad Plan Created: 11/03/2024

Created By: Barker Proudlove Ltd

