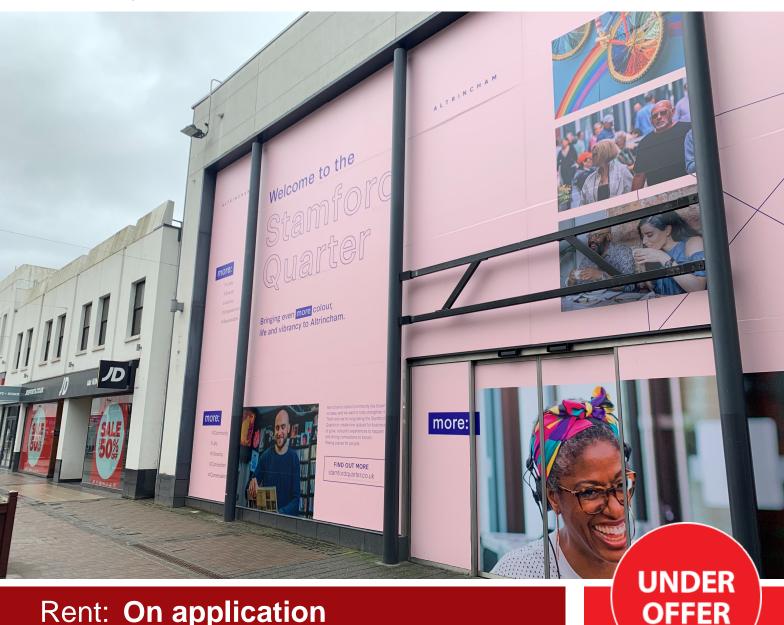


Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1 25/31 George Street Stamford Quarter, Altrincham WA14 1RJ



Rent: On application Ground Floor Area 8,725 Sq ft / 811 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

Altrincham is located 9 miles south west of Manchester City Centre and forms part of the wealthy South Manchester commuter belt. The town has one of the most affluent catchment populations in the UK with an estimated shopping population of 59,000 and a catchment population of 82,000 (Promis). 65% of the catchment population are within the ABC1 subgroup.

Stamford Quarter is a £40m redevelopment of the town's primary shopping area amounting to over 300,000 sq ft of modern retail and leisure accommodation. Retailers include Next, H&M, River Island, Flannels, Sostrene Grene, Jake's Shoes, House of Fraser, Waterstones and JD Sports.

Accommodation:

The unit is located in a 100% prime position on George Street, with neighbouring retailers including Next, JD Sports, Waterstones, Costa Coffee, H&M and Boots. The unit is fully fitted, in excellent internal condition.

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor	8,725	810.6
First Floor	11.985	1.113.4

Rent:

Upon application.

Tenure:

The unit is offered on a new full repairing and insuring lease for a term to be agreed. Short term leases may also be given consideration.

Business Rates:

The premises currently has a rateable value of £111,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 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.

FPC:

Energy Performance Asset Rating - E

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:

May 2023

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2023

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Altrincham experian. KINGSWAY STAMFORD SQUARE POST OFFICE STREET HIGH STREET SHAWS ROAD CROSS STREET

> Experian Goad Plan Created: 09/05/2023 Created By: Barker Proudlove Ltd