

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

**UNDER
OFFER**

Viewing Strictly through the joint letting agents.

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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.

EPC:

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

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Altrincham



Experian Goad Plan Created: 09/05/2023

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