

HIGH STREET PROPERTY / CLASS E**90 Stamford New Road, Altrincham WA14 1RP****Rent: On application****Ground Floor Area****846 Sq ft / 79 Sq M****UNDER
OFFER****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jessica Swain****Mob: 07885 127366****Email: jessica@barkerproudlove.co.uk****Tom Prescott****Mob: 07841 168163****Email: tom@barkerproudlove.co.uk**

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.

The subject property occupies a corner of Stamford New Road which is comfortably located amongst a range of high quality businesses such as Toast, Two Brothers Coffee and Lakes Doors.

Accommodation:

The premises are arranged over ground floor only.

Demise:	Sq Ft	Sq M
Ground Floor	845.5	78.55

Rent:

Upon Application.

Tenure:

A new lease is available for a term to be agreed.

Business Rates:

The premises had a previous rateable value of £14,000. 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.

Service Charge:

The on-account service charge for the year 2022 stands at approximately £1,408.52.

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:

January 2025

Subject to Contract

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