

SHOPPING CENTRE PROPERTY / CLASS E
22 George Street The Stamford Quarter, Altrincham



Rent: On application
Ground Floor Area
1,339 Sq ft / 124 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Jessica Swain

Mob: 07885 127366

Email: jessica@barkerproudlove.co.uk

Mark Proudlove

Mob: 07808 479310

Email: mark@barkerproudlove.co.uk

Metis Real Estate

Nick McAllester

Tel: 0161 806 0866

Mob: 07824 412290

Email: 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, Jake Shoes and Costa Coffee.

Demise:	Sq Ft	Sq M
Ground Floor	1339	124.39
First Floor	301	27.96

Rent:

Upon Application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. Short term occupancy is available.

Business Rates:

The premises currently has a rateable value of £25,500. 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

Service Charge:

The on-account service charge for the year 2023 stands at approximately £6,180.

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

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. March 2024



Altrincham

