

SHOPPING CENTRE PROPERTY / CLASS A1
14 George Street Stamford Quarter, Altrincham



Rent: On application
Ground Floor Area
1,636 Sq ft / 152 Sq M

WITHDRAWN

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.

Demise:	Sq Ft	Sq M
Ground Floor	1394	151.99
First Floor Ancillary	242	22.48

Rent:

Upon application.

Tenure:

The unit is offered on a new full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £23,500.

For further details please contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

EPC:

Energy Performance Asset Rating - D

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:

February 2020

Subject to Contract

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