

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



Rent: On application
Ground Floor Area
1,230 Sq ft / 114 Sq M

LET

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	1230	114.27
First Floor Ancillary	1095	101.73

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 £36,500.

For further details please contact the business rates department in 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 - 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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Altrincham



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