

SHOPPING CENTRE PROPERTY / CLASS E

20 George Street The Stamford Quarter, Altrincham

**Rent: On application****Ground Floor Area**

1,448 Sq ft / 134 Sq M

LET**Viewing Strictly through the joint letting agents.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk**Jessica Swain****Mob:** 07885 127366**Email:** jessica@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, Holland & Barrett and Costa Coffee.

Demise:	Sq Ft	Sq M
Ground Floor	1448	134.52
First Floor Ancillary	224	20.81

Rent:

Upon application

Tenure:

A long term lease is available for a term of years to be agreed, or a short term flexible lease will be considered.

Business Rates:

The premises currently has a rateable value of £26,000. 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

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

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Altrincham



50 metres

Experian Goad Plan Created: 11/03/2024

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