

TO LET

GROUND FLOOR RETAIL UNIT

**685 SQ FT
(63.6 m²)**

TOWN CENTRE



- **Good trading pitch**
- **A1 Use, other uses will be considered STP**

123 GEORGE STREET ALTRINCHAM



LOCATION

The subject premises is located on George Street and situated adjacent to Home Bargains (11,500 sq.ft which opened in March 2012). Nearby retailers include Iceland, Betfred, Vodafone and Halifax. George Street also includes retailers such as Marks & Spencer, Debenhams Desire, H&M, Next and River Island.

DESCRIPTION

The premises comprise a newly refurbished ground floor retail unit with secure access to a rear service corridor and WC facilities. The unit is shell and core.

LEASE

The premises are offered by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

RENT

£15,000 per annum, exclusive of rates, all outgoing and building insurance costs.

USE

The premises currently benefits from A1 use however alternative uses will be considered, subject to planning. All enquires should be made to Trafford Metropolitan Borough Council.

RATES

The incoming tenant will be responsible for the payment of non-domestic rates for the premises.

UTILITIES

All outgoings to be the responsibility of the occupier and paid direct to suppliers. There is no gas to the premises.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

VAT

Prices are quoted exclusive of, but maybe liable for VAT.

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

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