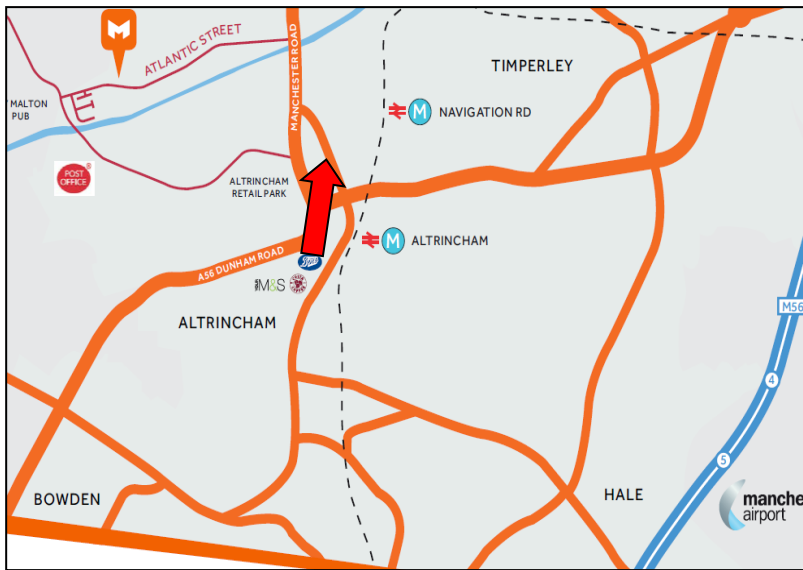


Telephone 0161 927 7834
Email enquiries@r-p-s.co.uk
Internet www.r-p-s.co.uk



TO LET

484 SQ FT
(45 m²)
+Basement Store
398 sq ft
(37 m²)



- **High Specification**
- **A2 / B1 Use**

**3 NAVIGATION
ROAD,
BROADHEATH
ALTRINCHAM,
WA14 2QD**



LOCATION

The property is prominently located on Navigation Road and is situated along a busy mixed-use parade. The property lies in close proximity to the junction with the A56 and is highly visible from passing traffic.

DESCRIPTION

The premises comprise a ground and basement floor office / professional services property which benefits from a high specification fit out throughout including a new contemporary shop frontage.

The property provides open plan accommodation with a fully fitted kitchen, WC/shower room to the rear. There is CAT 5 cabling provided via a raised floor and perimeter, new LED lighting and feature radiators which are run from a newly installed gas central heating system. The basement provides ample dry storage.

LEASE

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

RENT

£13,500 per annum, exclusive of rates, all outgoings and building insurance costs.

USE

The premises can be used for any purposes covered within the B1 / A2 Use Class.

RATES

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

UTILITIES

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

SERVICE CHARGE

There is a service charge in place for the property which the ingoing tenant will be responsible for contributing towards.

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

Date of publication –August 2018

Disclaimer: Regional Property Solutions Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Regional Property Solutions LTD or the Vendors or Lessors as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Regional Property Solutions Ltd Cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. iii) No employee of Regional Property Solutions Ltd has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/pr rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice; v) Regional Property Solutions Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.