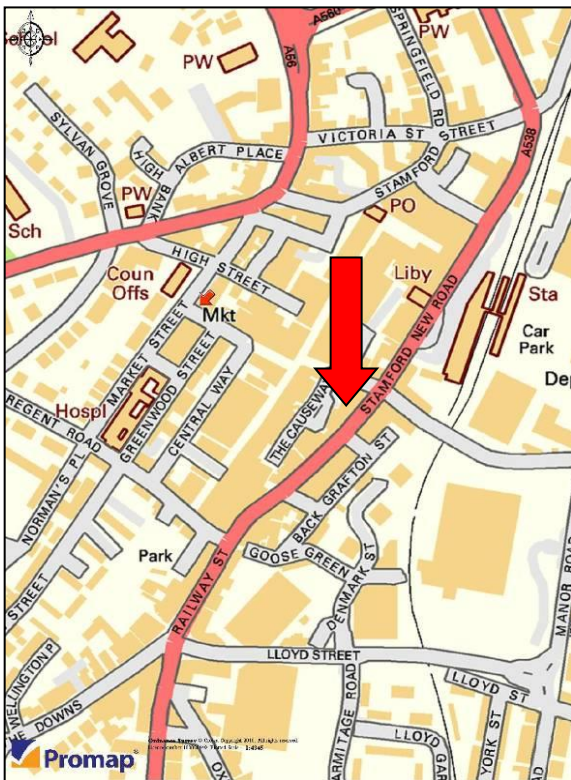


TO LET

**277 SQ.FT.
+ Basement**

PROMINENT RETAIL UNIT WITH BASEMENT



**56 STAMFORD NEW
ROAD,
ALTRINCHAM**

LOCATION

The property is situated along one of Altrincham's primary thoroughfares, which benefits from having strong vehicular passing trades as well as being recognised as the towns specialist and independent retail pitch alongside the bar and restaurant circuit.



Nearby retailers include HSBC, Magnet, Laundry Boutique and Sew Creative.

DESCRIPTION

The available unit offers high street access and comprises ground floor lock up shop unit with basement. The property has the following net internal floor areas:-

Ground Floor Sales	277 sq ft	(25.7 m ²)
Basement	424 sq ft	(39.4 m ²)

The unit has been fully renovated and provides a white boxed shell finish with kitchen and WC facilities.

TERMS

The premises are available by way of a new lease drawn on Internal Repairing & Insuring lease for a term of years to be negotiated at a rental of £15,000 per annum, exclusive of rates, outgoings and VAT.

RATES & INSURANCE

Under the terms of the lease, the tenant will be responsible for the payment of rates and the landlord's costs of insurance for the property.

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.

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

Rentals and outgoings are quoted exclusive of, but may be liable for VAT.

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

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