

TO LET

RETAIL UNIT

1,374 SQ FT
(127 m²)

TOWN CENTRE RETAIL



- **Excellent trading pitch**
- **A1 Use, other uses will be considered STP**
- **Prime location in centre**

69 GEORGE STREET ALTRINCHAM

LOCATION

The subject premises is located on George Street and situated on the junction with Cross Street, directly opposite Marks & Spencer. Other nearby retailers include Paperchase, Boots, Nero and Waterstones. There has been an influx of leisure operators opening on the back of the Market Quarter success with Bistrot Pierre situated opposite.



DESCRIPTION

The premises comprise a ground and basement floor retail unit which benefits from a traditional shop fit out and boast a return frontage onto Cross Street. The property has the following net internal floor areas:-

Ground Floor	760 sq ft
Basement Sales	502 sq ft
Basement Ancillary	112 sq ft

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

£35,000 per annum, exclusive of rates, all outgoings, service charge 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

Date of publication –June 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.