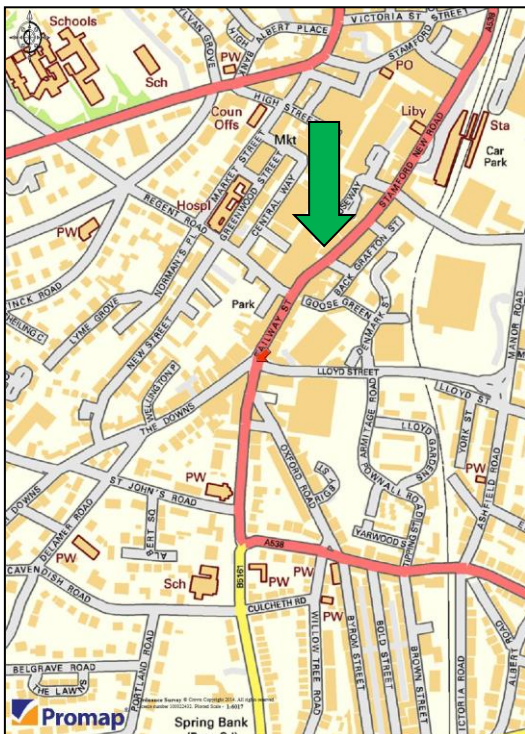


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**TO LET**

**FITTED RESTAURANT UNIT – A3**

**IN PROMINENT TOWN CENTRE LOCATION**

**84 / 86 STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BS**



Commercial Property Consultancy, Disposals & Acquisitions

## Location

The subject premises forms part of an already well established leisure pitch with nearby trading operators including Toast, Sugar Junction, The Cheshire Tap, Tavern on The Green and Tre Ciccio. The property itself is prominently situated along Stamford New Road, opposite the junction of Grafton Street.

## Accommodation

The fully fitted premises are well presented and provide a cover/ seating area (approx. 50 covers), counter, and kitchen along with male and female WC's. The basement provides for further kitchen preparation, storage and office areas. Three phase supply is in place.

The property has the following net internal floor areas: -

Ground Floor      1,389 sq ft (129 m<sup>2</sup>)

Basement            372 sq ft (35 m<sup>2</sup>)

**Total                1,761 sq ft (164 m<sup>2</sup>)**

## Disposal Terms

The premises are available by way of a new effective Full Repairing & Insuring lease at a rental of £37,500 per annum exclusive, for a term of years to be negotiated.

## Rates, Outgoings & Insurance

Under the terms of the lease, the tenant is responsible for the payment of rates and all outgoing. The rateable value is £28,750. The landlord will insure the premises but will recover the cost of the building insurance from the tenant.

## Use

The premises currently benefits from A3 use. All enquires should be made to Trafford Metropolitan Borough Council for alternative uses which would be considered.

## Service Charge

A service charge will be in place to cover external items of repair and maintenance. This is running at £1,000 per annum exclusive.

## Legal Costs

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

## VAT

Rentals are exclusive of VAT. The property and landlord are not VAT registered.

## Viewing

By appointment with the sole agents Regional Property Solutions.

Date of publication – May 2018

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