

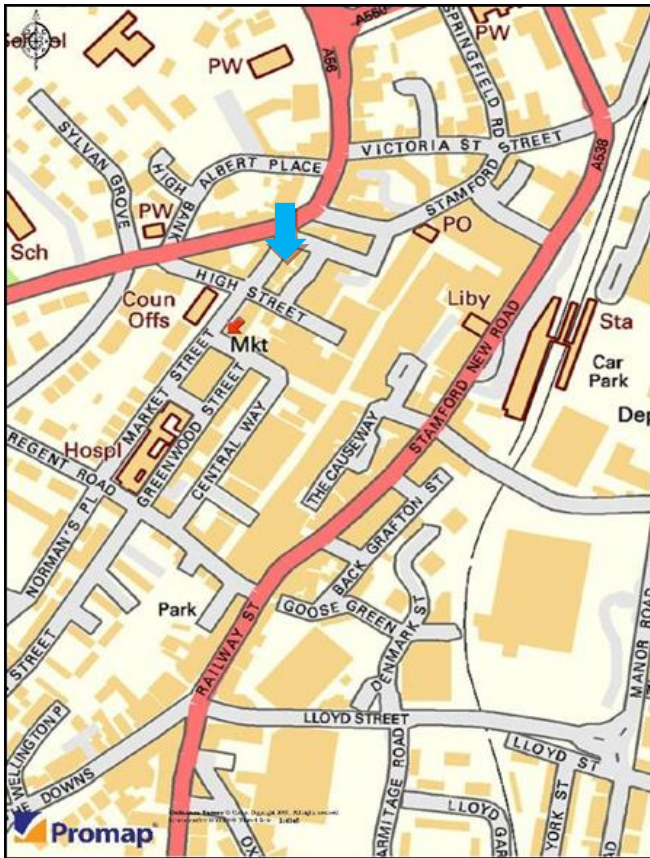
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TO LET

SELF CONTAINED OFFICE

**240 sq ft
(22 Sq M)**



**9 KINGSWAY
ALTRINCHAM,
WA14 1PN**

Location

The property is situated within the Old Market Place Conservation Zone and is positioned on the eastern section of Kingsway, close at the A56 junction. All the amenities offered in the town centre including a range of high quality restaurants and wine bars and the Market Quarter are all within a strolling distance. George Street and the Stamford Quarter are also located close by together with Altrincham Interchange.



Commercial Property Consultancy, Disposals & Acquisitions

Description

The premises comprise a single storey self contained office building providing principally open plan refurbished accommodation which offers the following specification:-

- Electric heating
- Spot lighting
- kitchen
- WC
- Carpeted Floors
- Intruder Alarm
- Window Blinds

Disposal Terms

The accommodation is available by way of a new effective Full Repairing & Insuring lease at a rental of £7,800 per annum, exclusive for a term of years to be negotiated. This includes the service charge.

Rates & Outgoings

Under the terms of the lease, the tenant is directly responsible for the payment of business rates and all outgoing in relation to the building.

Legal Costs

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

VAT

Rentals and outgoing are quoted exclusive of, but are liable for VAT.

EPC

Available upon request.

Viewing

By appointment with Regional Property Solutions - 0161-927-7824.

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