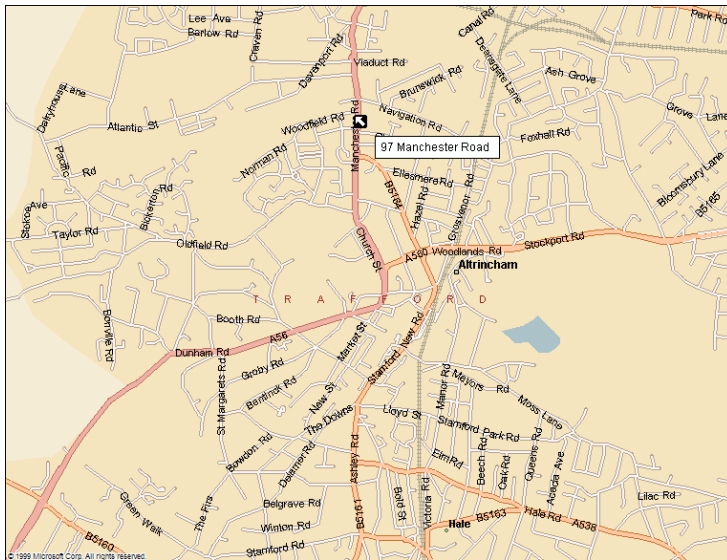


TO LET

839 sq.ft. (78 m²)

REFURBISHED RETAIL UNIT PROMINENT POSITION FRONTING A56



97 MANCHESTER ROAD BROADHEATH ALTRINCHAM

LOCATION

The premises occupy a prominent location on Manchester Road(A56) at the junction with Woodfield Road. Altrincham town centre is approximately ¾ of a mile to the south of the premises.

Junctions 7 & 8 of the M56 Motorway and junctions 7 & 8 of the M60 Motorway are both approximately 5 minutes drive from the premises.



DESCRIPTION

The unit has a principal frontage on to Manchester Road and a return frontage on Woodfield Road. The property has undergone complete refurbishment, including new shop front, to create a self contained lock up retail premises fitted to shell specification, but inclusive of ceiling lighting, ready to take a tenant's fit out. The unit benefits from toilet and kitchen. Security shutters are fitted.

There is hatch access to the basement for storage purposes.

The upper floors offer a self contained fully refurbished three bedroom apartment. The entire property can be made available to purchase.

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be negotiated at a rental of £14,000 per annum, exclusive of rates, landlord's service charge and insurance costs.

PLANNING

Interested parties are recommended to make their own enquiries to Trafford MBC planning department, to ensure their intended use is permitted.

VAT

Prices, rentals and outgoings are quoted exclusive of, but may be liable to VAT.

UTILITIES

All outgoings are the direct responsibility of the tenant.

LEGAL COSTS

The ingoing tenant is to be responsible for all reasonable legal fees in connection with the transaction.

VIEWING

By appointment with Regional Property Solutions, Tel: 0161 927 7824

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