

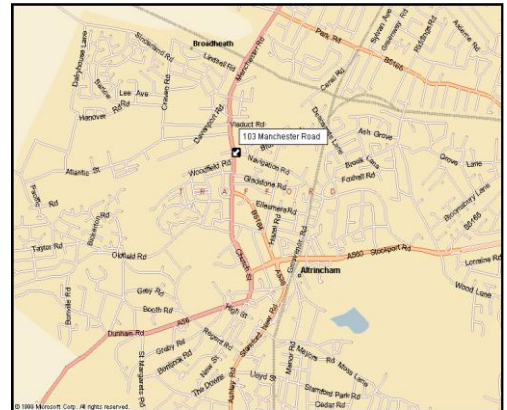
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TO LET

CAFÉ / RESTAURANT

**PROMINENT
A3 PREMISES
568 ft² (52.8m²)**



**105 MANCHESTER ROAD
BROADHEATH
ALTRINCHAM**



Commercial Property Consultancy, Disposals & Acquisitions

LOCATION

The premises occupy a prominent location on Manchester Road, close to its junction with Navigation Road (A56).

Altrincham town centre is approximately $\frac{3}{4}$ 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 property has undergone complete refurbishment to create a self-contained A3 premises which is fitted as a café. The unit also benefits from electrically operated security shutters to the front.

The property comprises the following approximate floor areas: -

Ground Floor	568 ft ²	(52.8m ²)
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N.B. There is hatch access to the basement for storage purposes.

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 £10,000 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.

LEGAL COSTS

Each party is to be responsible for all reasonable legal fees in connection with the transaction.

EPC

Available upon request.

BUSINESS RATES

The ingoing tenant will be responsible for the payment of non-domestic business rates for the premises.

VIEWING

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

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