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TO LET
690SQ FT
GROUND FLOOR

(64 SQ M)

TOWN CENTRE RETAIL

Good trading pitch
A1 Use, other uses will be
considered STP*

103 GEORGE STREET, ALTRINCHAM



Commercial Property Consultancy, Disposals & Acquisitions

LOCATION

The subject premises are located on George Street and situated close to Home Bargains (11,500 sq.ft which opened in March 2012). Nearby retailers include Iceland, Betfred, Vodafone and Halifax. George Street also includes retailers such as Marks & Spencer, Debenhams Desire, H&M, JD Sports, Next and River Island.

DESCRIPTION

The premises comprise two ground floor retail units which benefit from a traditional shop fit out. The units can be individually let or combined to make one single unit. The properties have the following net internal floor areas:-

103 George Street 690 sq ft 64 sq m (+ basement of 452 sq ft / 42 sq m)

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

103 George Street - £15,500 per annum

All rents are exclusive of rates, all outgoing and building insurance costs.

USE

The premises currently benefit 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 business 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 properties.

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

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