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LEISURE OPPORTUNITY WITH PLANNING



TO LET

31 - 33 STAMFORD NEW ROAD, ALTRINCHAM, CHESHIRE, WA14 1EB



Commercial Property Consultancy, Disposals & Acquisitions

LOCATION

Altrincham is located in the Trafford district of Greater Manchester with the town centre being approximately 7 miles south of Manchester City centre. Altrincham borders with the areas of Sale to the north and Timperley to the east. Altrincham is considered to be one of the most affluent suburbs in south Manchester and connectivity to the area is unrivalled with the Metrolink, Bus and train Interchange moments away.

SITUATION

The property is prominently positioned on the eastern section of Stamford New Road, close to the junction of Moss Lane and Cross Street, the latter directly leading to George Street, the towns prime retailing pitch where the £40m Stamford Quarter development can be found.

This section of Stamford New Road has recently benefited from a public realm transformation. Notable occupiers in the immediate vicinity include, Toast, Sugar Junction, Nandos, HSBC, Magnet and Dawsons.

DESCRIPTION

The property provides for leisure accommodation arranged over ground and basement levels. There is rear access to both sides of the property where refuse and an outdoor area are

located. The basement provides for Kitchen, staff and WC facilities.

ACCOMODATION

The property has the following Net internal floor areas, these have been provided from a previous survey:-

Floor	Use	Sq Ft	Sq M
Basement	Storage / Kitchen	2,422	187
Ground	Leisure	2,000	212
Total		4,300	399

EPC

Available upon request.

VAT

Rentals and outgoings are quoted exclusive of, but may be liable for VAT..

RENT

£50,000.

TERMS

The premises are available by way of a new lease drawn on a Full Repairing & Insuring lease for a term of years to be negotiated.

PLANNING

The property benefits from A4/A3 use on the ground and basement floors.

UTILITIES

All outgoings to be the responsibility of the occupier and paid direct to suppliers. There is no gas to the premises.

VAT

Rentals and outgoings are quoted exclusive of, but may be liable for VAT.

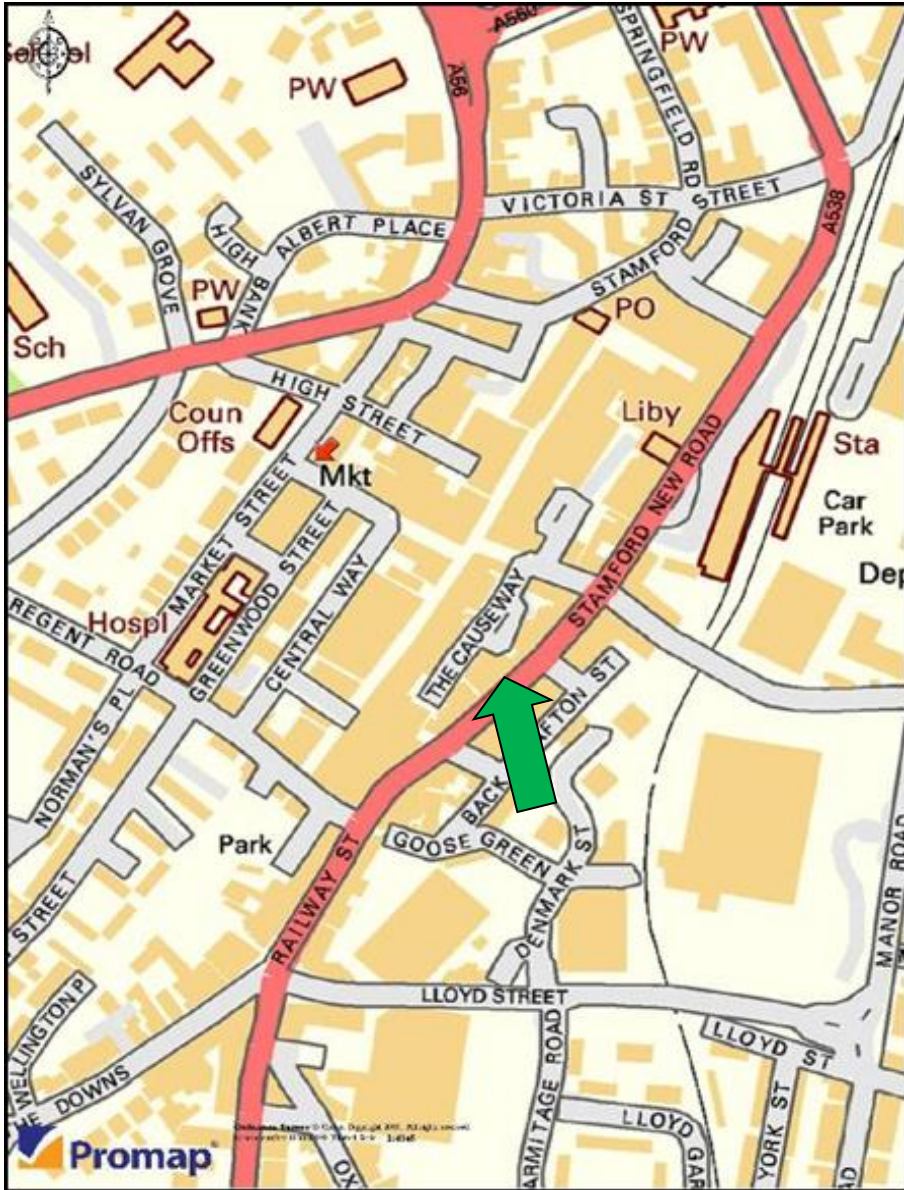
LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VIEWINGS & FURTHER INFORMATION

Strictly through the sole selling agents, Regional Property Solutions.

Contact: Daniel Lee / daniel@r-p-s.co.uk



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