

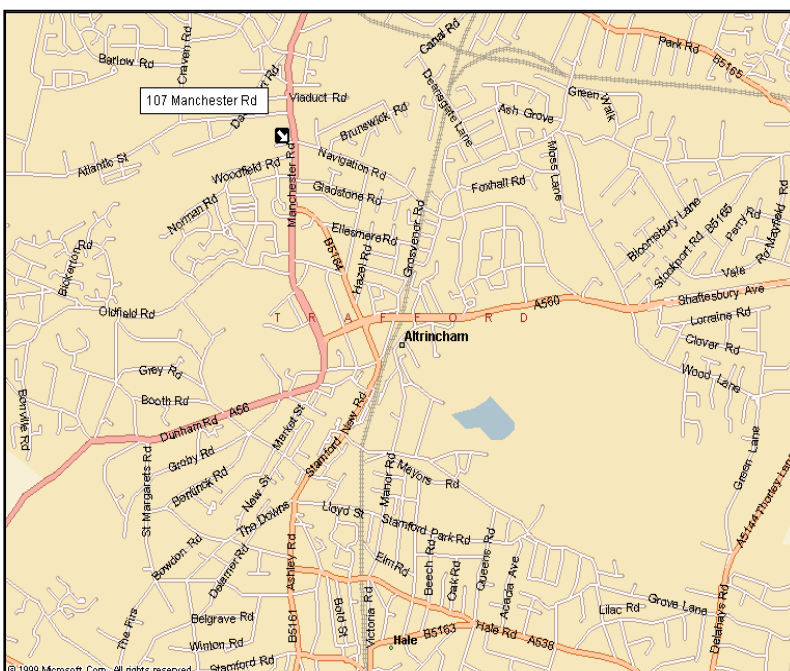
Facsimile 0161 927 7834
Email enquiries@r-p-s.co.uk
Internet www.r-p-s.co.uk



TO LET

PROMINENT RETAIL/OFFICE PREMISES

**880 ft²
(81.8 m²)**



**107
MANCHESTER
ROAD
BROADHEATH
ALTRINCHAM**



Commercial Property Consultancy, Disposals & Acquisitions

LOCATION

The premises occupy a prominent location on Woodfield Road, close to its junction with Manchester 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 is a single storey building with basement, at the end of a terrace of retail properties. The property was previously used as a bank and as a Taxi Office, but is suitable for a variety of uses, subject to planning.

The property comprises the following approximate floor areas: -

Ground Floor	Retail/office	583 sq ft	(54.1 sq m)
Basement	Storage	294 sq ft	(27.3 sq m)
Total		877 sq ft	(81.4 sq m)

PLANNING

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

LEASE

The premises are offered by way of a new lease, drawn on an effective Full Repairing and Insuring basis for a term of years to be negotiated, at a rental of £10,000 per annum, exclusive of rates, outgoings and VAT.

VAT

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

LEGAL COSTS

The incoming 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

Date of Publication August 2018

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