

The Causeway.

Altrincham, WA14 1DE

RPS Regional
Property
Solutions



To Let

2,250 sq ft
(209.03 sq m)

£40,000 per annum

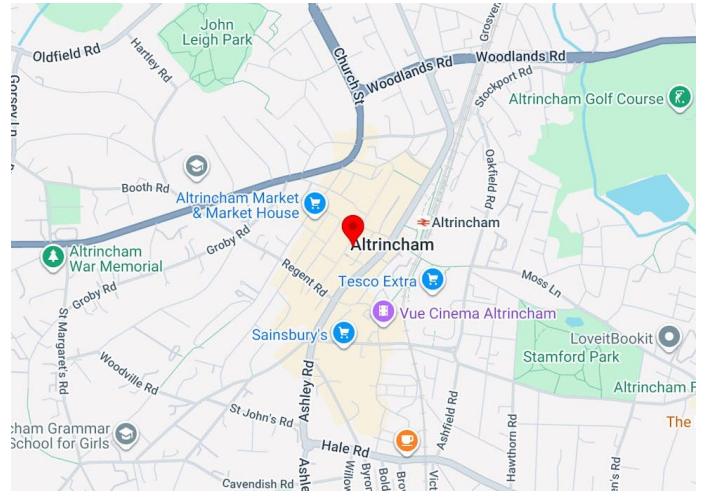
A first-floor space in the heart
of Altrincham town centre

- Occupying a prominent position
- Self-contained
- Two independent entrances
- Provided as white-box shell
- High ceilings
- Class E
- Suitable for a variety of uses

r-p-s.co.uk
0161 927 7824

The Causeway.

Altrincham, WA14 1DE



Summary

Available Size	2,250 sq ft / 209.03 sq m
Rent	£40,000 per annum
EPC	Upon enquiry

Description

Altrincham has excellent communication links being located 3 miles (5km) south of Junction 7 of the M60 Orbital and 3 miles (5 km) east of Junction 3 of the M56, which in turn provides access to the M6 and wider motorway network. The A56 provides direct access from Altrincham to Manchester city centre to the north and the motorway to the south.

The town also benefits from strong public transport links, with Rail, Metrolink and Bus services provided via Altrincham Interchange. The property is situated within a 2-minute walk to the Interchange, providing unrivalled connectivity.

The property provides dual frontage onto George Street and The Causeway, and entrances on both, the property offers excellent presence and accessibility. Delivered in white-box condition, it provides a ready-to-fit-out opportunity, enhanced by solid floors and striking high ceilings.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	2,250	209.03	Available
Total	2,250	209.03	

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

£40,000 per annum, exclusive of rates, all outgoings, service charge and building insurance costs.

Business rates

The incoming tenant will be responsible for paying non-domestic rates for the premises. RV is £14,500. If the premises is changed to an alternative use, the rating will be re-assessed accordingly.

Utilities

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

Legal costs

Each party will be responsible for the payment of their own legal costs incurred in this matter.

VAT

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

All enquiries

Daniel Lee

0161 927 7824 | 07502 304 082

Daniel@r-p-s.co.uk