

To Let

30 Stamford Street.

Altrincham, WA14 1EY



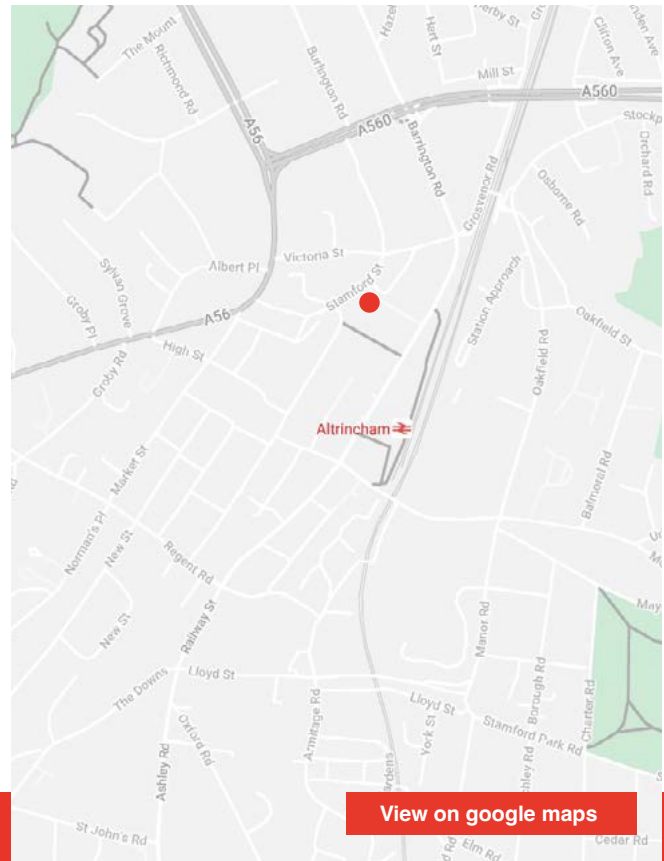
Ground floor retail unit.

- 935 sq ft
- Double glazed fronted
- Corner parade position
- Security shutters
- Rear access
- VAT Exempt
- Class E

Altrincham is renowned as one of Manchester's most desirable and affluent suburbs.

With remarkable transport links, it provides effortless access to the rail network and Metrolink tram service, connecting residents to other areas in Greater Manchester. Direct trains to Manchester city centre operate every 6-12 minutes.

Access to the national motorway system is via via Junctions 7 & 8 on the M56 and Junction 7 on the M60 motorway.



[View on google maps](#)

Enquiries. Viewings by appointment with Regional Property Solutions:

0161 927 7824

[Enquire Now](#)

RPS Regional Property Solutions

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Description

This property features a spacious single-story double-front retail unit, ideal for various businesses. It comprises a main sales area along with essential ancillary facilities such as a WC and kitchen at the rear. Additionally, there is convenient rear access and enhanced security with a roller shutter protecting the shop front.

Availability

The property has the following availability:

| Accommodation | Size (sq ft) | PA |
|---------------|--------------|---------|
| Ground Floor | 935 | £21,000 |

Rent

£21,000 exclusive of rates / outgoing, service charge, insurance.

Lease

The premises are offered by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

Utilities

All outgoing to be the responsibility of the occupier.

Service Charge and Insurance

Building Insurance will be re-charged annually in advance, on a proportionate occupancy basis. Service Charge for external maintenance and repairs of structure will be on an ad-hoc basis and re-charged on a proportionate occupancy basis.

Business Rates

The Rateable Value is £15,250. The ingoing tenant will be responsible for the payment of non-domestic business rates for the premises.

Legal Costs

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

VAT

Vat is not applicable.

EPC

Rating C

Altrincham BID

A Business Improvement District (BID) is a defined area where businesses contribute a mandatory levy to fund projects and services that enhance the local business environment. In Altrincham, being situated within a BID area offers businesses many benefits, including enhanced greening and cleaning, targeted marketing campaigns, and events to attract more visitors. Additionally, businesses benefit from initiatives aimed at boosting trade, including website and social media coverage, training courses and networking, fostering a vibrant community, and creating a more attractive and thriving commercial area.

There is a business improvement grant available (up to £10,000) which can be applied for via TMBC.

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