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YORK BUILDINGS . 6 LLOYD STREET . ALTRINCHAM . CHESHIRE . WA14 2DE

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**To Rent £10,950 PA  
Shop /Office  
STAMFORD STREET  
ALTRINCHAM WA14 1EY**



- \* Office/Shop opportunity
- \* Affordable rent for small business
- \* Beneath the current “ small business rates relief” threshold
- \* Well located near the centre of Altrincham
- \* Well presented and with Air Conditioning
- \* Alarmed
- \* Car Parking space
- \* Comprising 426 sq ft / 39.57 sqm
- \* CCTV to Back and Internally

**Situation**

The property is positioned near the junction of Stamford Street and Kingsway, at the rear of “ Town Square” , Rackhams, WH Smith and Wilko.

Altrincham Market Quarter, is just around the corner.

Also unbelievable convenience to the Metro, Railway and Bus station.

There is street parking outside and the property enjoys 1 allocated off-street parking space at the rear. The A56 ( Manchester Road ) is located at the top of Stamford Street/ Kingsway. Truly, a first class position.

Measurements are approximate and interested parties are strongly advised to undertake their own checks and measures before exchanging contracts

**Shop/Office Accommodation briefly comprises**

Front Entrance      With security shutter

Shop Area              26'11" x 13' overall (350 sq ft/ 32.51 sqm)

Large shop window and recently decorated interior; Electric ceiling tube lighting; Air conditioning unit; Alarm; Store Cupboard;

Door to

Kitchen                10'10" x 7' ' with sink unit and fitted cupboards  
( 76 sq ft / 7.06 sqm)

Toilets                 With WC and basin

Rear Security shutters.

Total Area Ground floor area: 426 sq ft / 39.57 sqm)

The Shop is currently occupied but the Tenant will move when a new tenant is found.

**Services**                Mains water and electricity; We have not tested the Services. Air conditioning unit; Alarm; Cable phone line.

**Car Parking**            One space is allocated to the Shop and one space to the Flat

**Rateable Value**        We are verbally informed that the rateable value of the property is £5,600. Interested parties urged to check with Trafford Council prior to signing a lease.

Outside: Rear stepped area with Parking allocated for 1 car.

Viewing: By Appointment

**York Buildings, 6 Lloyd Street, Altrincham. Cheshire. WA14 2DE  
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