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TO LET

WELL POSITIONED OFFICES

LLOYD STREET ALTRINCHAM (Plus Shop if required)



Description

The property comprises well positioned Offices and is available with the shop if it is required. It has recently been used by Adecco Recruitment since 2005 who rented the entire property. Over the last 30 years it has been used as an Estate Agents, Dry Cleaners, Kitchen showroom; Employment Agency. The shop area is presently self-contained with kitchen and toilet facilities. It may be accessed from both the front and rear access points. There is lockable connection door to the Hallway which accesses the 1st and 2nd floors. So the two areas can be rented separately or together.

Location

Lloyd Street has been Altrincham's most resilient shopping street with very few vacancies since the financial crash in 2008. At the west end there is Wetherspoons and at the east end, Sainsburys where shoppers can park free for 2 hours. This has made Lloyd Street boom. Also, the Vue Cinema is located here together with Total Fitness and Tesco which has direct access from Lloyd Street. It is a very busy location and very prominent. In all there are 4 large car parks within yards which makes this trading location, excellent.



A NAME ASSOCIATED WITH PROPERTY SINCE 1875

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

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ACCOMMODATION

Measurements & Dimensions are approximate (interested parties are advised to base their interest on their own figures & measurements prior to signing a lease)

Office 1 (Front 1st)	13'7" x 10'5" plus recess
Office 2 (Rear 1st)	11'3" x 10'10" plus recess
Office 3 (Front top)	14'1" x 10'7"
Office 4 (Rear top)	14'6" x 13'11"
Kitchenette Area	A sink unit 'hideaway' can be created in Office 2.
Separate W.C.	2 nd Floor
Total Area	Approximately 612 sq.ft. 56.87 sqm

The property has emergency lighting and smoke alarms

LEASE TERMS A term of 5 years is anticipated. RPI rent review.

DEPOSIT A security deposit will be required

RENT **£6,500 per annum. At the time of printing there is no VAT placed on the rent.**
£20,000 per annum for the whole building.

INSURANCE The landlord insures the building and charges the premium to the tenant

SERVICE CHARGE On account service charge of £195 per quarter

RATES If the whole property is occupied by a single branch business there are no rates to pay. RV £10,000.

LEGAL COSTS Each party to be responsible for their own legal costs

VIEWING **Strictly by appointment with Morrison Property Services
0161-929-8880.**

Possession is available upon completion of the legal formalities.

N.B. All prices quoted within these details are exclusive of V.A.T.