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TO LET

Shop Unit Fantastic Position

LLOYD STREET ALTRINCHAM

(Plus Space/Office above if required)



Description

The property comprises a well positioned shop with 2 further storeys above 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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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

ACCOMMODATION

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

Frontage	10'11" (This could be made wider)
Internal Width	10'3" Minimum to 15'2" Maximum
Shop Depth	28 feet
Kitchen/W.C. Area Separate W.C.	Rustic facilities
Rear Sales /Offices/Store	187 sq ft (17.39 sqm) This is open plan
Ground Floor Area:	600 sq.ft. (55.74 sqm)

LEASE TERMS A 3-6 lease in anticipated

DEPOSIT A security deposit is payable for the lease term.

RENT £14,500 per annum
£20,000 per annum for the whole building.

Possession is available upon completion of the legal formalities.
N.B. All prices quoted within these details are exclusive of V.A.T

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

SERVICE CHARGE On account service charge of £195 per quarter

RATES We are verbally advised, that the rateable value is £10,000. We advise Tenants check the accuracy of this before signing a contract. If the whole property is occupied by a one branch business, there would be no rates to pay.

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

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

* Preference will be given to those persons interested in renting the whole building