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YORK BUILDINGS . 6 LLOYD STREET . ALTRINCHAM . CHESHIRE . WA14 2DE
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**To Rent £10,950 PA
Shop / Office
36 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

Service Charge The tenant will pay a small quarterly contribution towards exterior repairs of £150 per quarter to the landlord.

Insurance Tenant to pay 50% of the premium of the whole property

Lease Term 3 – 6 year lease is anticipated

Deposit A quarters rent

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

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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 verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.