

ALTRINCHAM

99 GEORGE STREET

RETAIL UNIT TO LET OR FOR SALE



Location

The property is located in a prime position on George Street in the heart of Altrincham. Altrincham is one of the most affluent suburbs in South Manchester and has recently experienced a renaissance with the refurbishment of Altrincham Market and the opening of the Everyman Cinema, which is opposite the property on George Street.

Accommodation

The property is arranged with sales area on ground floor with basement storage. The upper floors are separately accessed and are ready to be redeveloped for residential or office use, subject to planning.

Basement	565 sq ft	52.49 sq m
Ground Floor Sales	589 sq ft	54.72 sq m
Ground Floor Store	143 sq ft	13.28 sq m
First & Second Floors	Not Inspected	

Rent/Price

The property is available by way of a new lease at a rent of **£25,000 per annum exclusive** or For Sale at **£325,000**.

EPC

The Energy Performance asset rating is E 102.

Business Rates

Rateable Value **£17,250**
Interested parties are advised to make their own enquires on 0161 912 2000.

Legal Costs

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

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 0151 236 6725
llyr@emanueloliver.com



Experian Goad Plan Created: 02/07/2021
 Created By: Emanuel Oliver Ltd



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