

RETAIL PREMISES TO LET

1A LLOYD STREET, ALTRINCHAM, WA14 2DD



TO
LET

- ◆ **Very Prominent Corner Location.**
- ◆ **In the Heart of Altrincham Town Centre.**
- ◆ **421 sq ft (39.1 sq m) Ground floor sales area plus 242 sq ft (22.5 sq m) basement.**

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DESCRIPTION

Altrincham is an affluent town situated 10 miles South of Manchester City Centre. The premises are situated in the heart of Altrincham town centre in a highly prominent and sought after location on the corner of Lloyd Street and Railway Street, the main vehicular route running through the town centre.

The unit forms part of a development with residential apartments above and a multi-story car park to the rear.

Nearby occupiers include Sainsburys, Total Fitness and a Vue Cinema. The property also benefits from close proximity to Altrincham's main transport links; train, tram and bus station and is an extremely popular leisure destination with Altrincham Market and Goose Green helping to draw people from outside of the town.

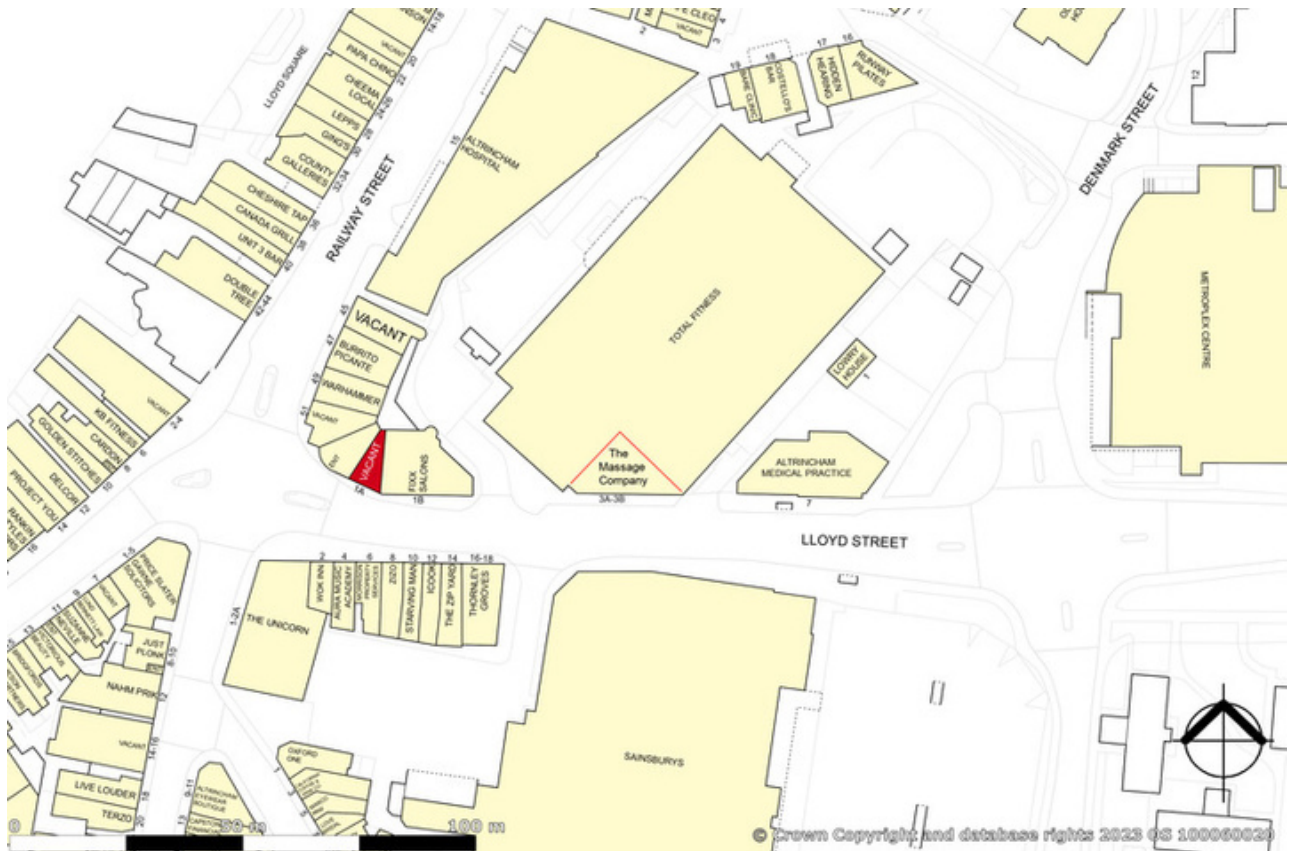
ACCOMMODATION

The premises are arranged over ground floor and basement and comprises the following approximate areas:

Ground Floor: 421 sq ft (39.1 sq m)

Basement: 242 sq ft (22.5 sq m)

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LEASE

The premises are available on a new lease for a term of years to be agreed.

RENT

£12,000 per annum exclusive of VAT, business rates and service charge.

EPC

The unit has an EPC rating of 34-B. A full copy of the EPC is available upon request.

SERVICE CHARGE

A service charge will be applied for the maintenance and up keep of the building and external areas, and building insurance. The current service charge budget is £350 per annum.

RATEABLE VALUE

The premises have a rateable value of £13,000.00.

Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the transaction.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: SPerrett@cheetham-mortimer.com

ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

**SUBJECT TO CONTRACT
MAY 2023**

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM