

COMMERCIAL PREMISES TO LET

47 RAILWAY STREET, ALTRINCHAM, WA14 2RQ



**TO
LET**

◆ Unit size in 64.3 sq m (692 sq ft) Net Internal Area

◆ In the Heart of Altrincham Town Centre

47 RAILWAY STREET, ALTRINCHAM, WA14 2RQ



DESCRIPTION

Altrincham is an affluent town situated 10 miles South of Manchester City Centre. The premise are situated in the heart of Altrincham town centre in a highly prominent and sought after location fronting Railway Street, the main road running through the town centre.

The unit forms part of a development with residential apartments above and multi-story car parks nearby.

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 only and comprises the approximate following area:

Internal Width	- 6.38m (20' 11)
Shop Depth	- 11.43m (37' 6)
Net Internal Area	- 64.3 sq m (692 sq ft)

47 RAILWAY STREET, ALTRINCHAM, WA14 2RQ



LEASE

The premises is available on a minimum lease term of 5 years.

RENT

£17,500 per annum exclusive of VAT, business rates and service charge.

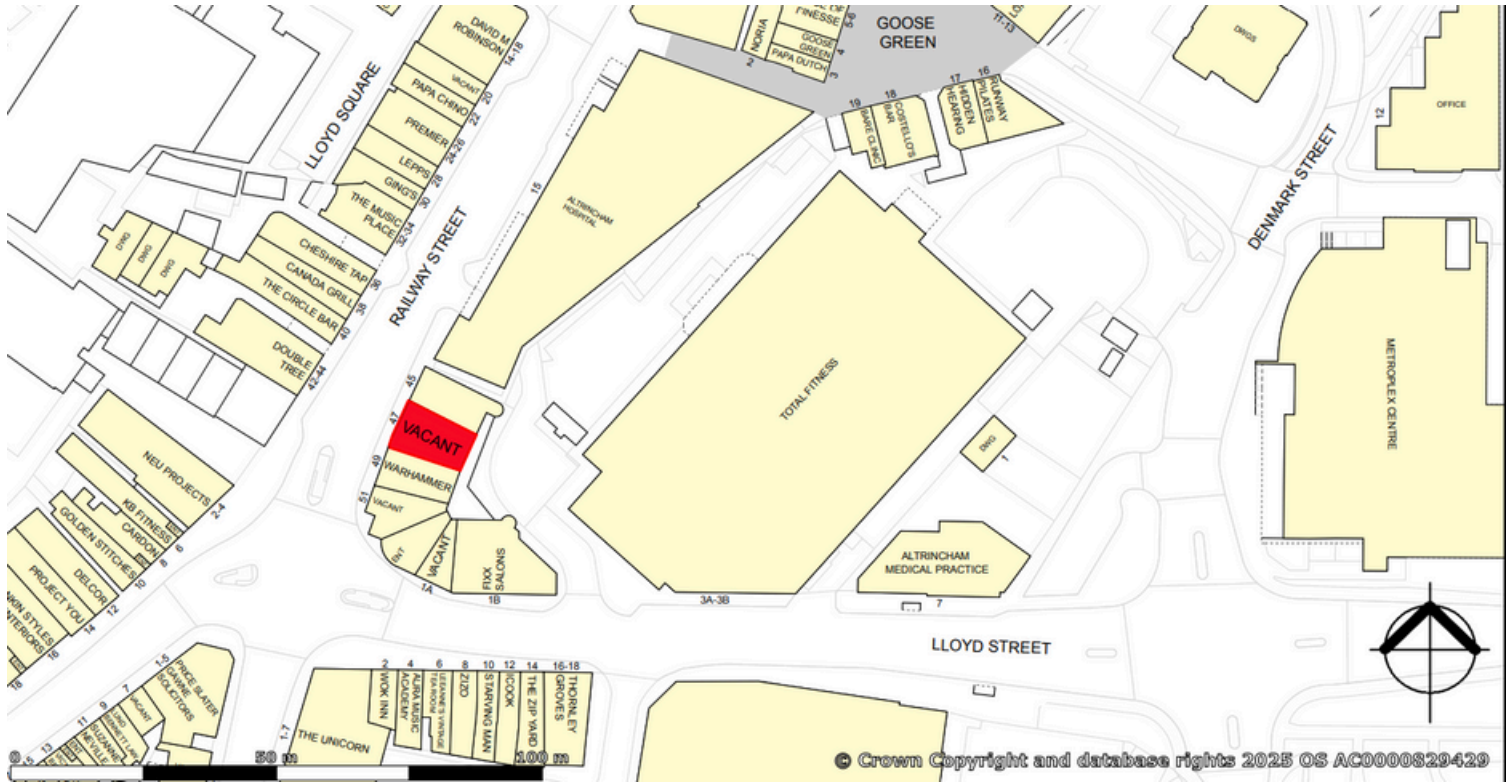
EPC

The premises have an Energy Performance rating of 26-B. A full certificate is available upon request.

SERVICE CHARGE

A service charge will be applied for the maintenance and up keep of the building and external areas.

47 RAILWAY STREET, ALTRINCHAM, WA14 2RQ



ANTI-MONEY LAUNDERING

We are obliged to verify the identity of a proposed tenant once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed tenant once the terms have been agreed.

RATEABLE VALUE

Interested parties are advised to make their own enquiries to <https://www.gov.uk/find-business-rates>.

VAT

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

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.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

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

SUBJECT TO CONTRACT

JULY 2025

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM