

COMMERCIAL PREMISES TO LET

47 RAILWAY STREET, ALTRINCHAM, WA14 2RQ





In the Heart of Altrincham Town Centre

cheetham & Mortimer Limited, for themselves and for the vendors or lessors of this property whose agents they are, give notice that – these particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Cheetham & Mortimer Limited or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements of fepresentations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Cheetham & Mortimer Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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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)

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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

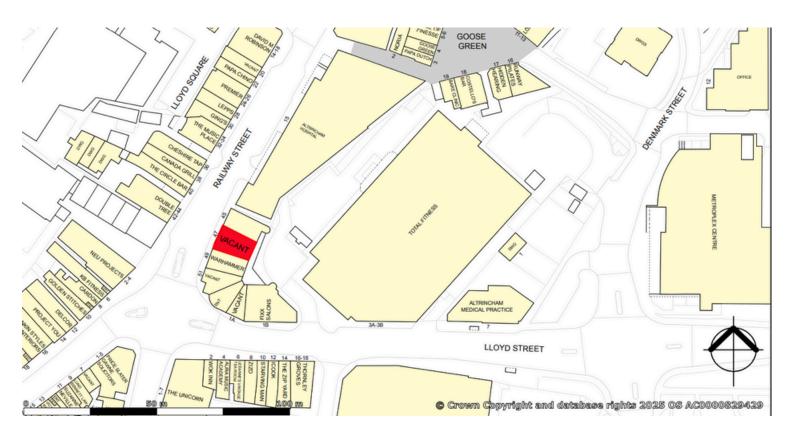
The premises have an Energy Performance rating of 26-B. A full certificate is available upon request.

SERVICE CHARGE

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

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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_psversion_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



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