



ALTRINCHAM: 25 STAMFORD NEW ROAD

PRIME CORNER RETAIL UNIT TO LET

LOCATION

The property is within a couple of minutes' walk from the train station, and nearby occupiers include NatWest, Ryman, Santander.

The town benefits from an Everyman Cinema, specialist shops such as Batch Bottlestore and the Idaho interiors shop, as well as classy restaurants such as Sugo Pasta Kitchen. Altrincham Market is now at the heart of the re-invention of the town to make it 'the' modern market town.

The town has seen continued investment with Bruntwood and Trafford Council buying Stamford Quarter Shopping Centre.

Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

AREAS

Ground Floor:	1,438 sq ft	133.6 sq m
Basement:	1,200 sq ft	111.48 sq m

TERM

A new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

Upon application.



NORTHWEST

Altrincham, Cheshire, named best place to live in the Northwest 2021

Alty's supremely sociable and fiercely independent market is the jewel in the crown of this super suburb

Altrincham Market



RATEABLE VALUE

£19,250 with UBR at 51.2p

EPC

An EPC is available upon request.

VIEWING

For further information, please contact, Jackson Criss on 020 7637 7100:

Dan Turner

dant@jacksoncriss.co.uk

07917 022 524

**jackson
criss**

Andrew Criss

andrewc@jacksoncriss.co.uk

07831 213 396

**jackson
criss**

Or joint agents:

RPS on 0161 927 7824



Subject to Contract
Subject to Vacant Possession

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



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