

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

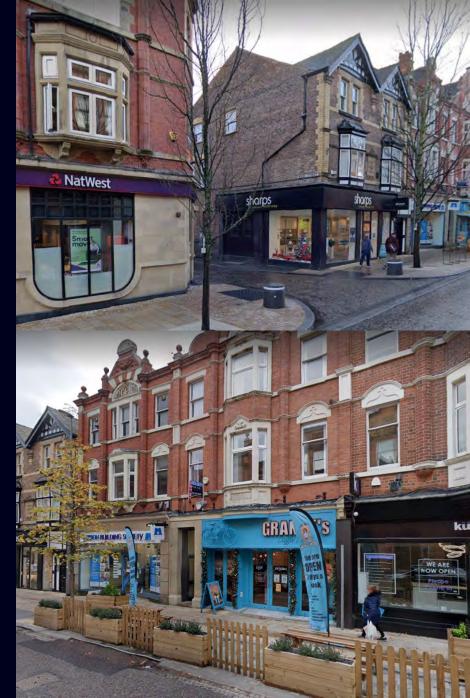
Ground Floor: Basement: 1,438 sq ft 1,200 sq ft 133.6 sq m 111.48 sq m

## 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.



#### THE TIMES

New Market Square

### 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:

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jackson criss

Or joint agents:

**RPS** on 0161 927 7824



Subject to Contract Subject to Vacant Possession



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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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TIM HORTOWS COFFEE SHOP

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PORTUGUESE RESTAURANT

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