

ALTRINCHAM

88 GEORGE STREET, WA14 1RF

RETAIL/LEISURE UNIT TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location

The subject premises are well located on the pedestrianised southern section of George Street, adjacent to **Iceland**, close to **Everyman Cinema** and **Altrincham Market**. Other nearby occupiers include **Rhode Island Coffee**, **Halifax** and **Poundland**.

Lease Details and Rent

The premises are available by way of a new effective FRI lease for a term to be agreed.

Rent on application.

Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	3,222	299
First Floor	5,318	494
Second Floor	1,377	127

Business Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:

Rateable Value (2023) £75,000

VAT and Costs

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

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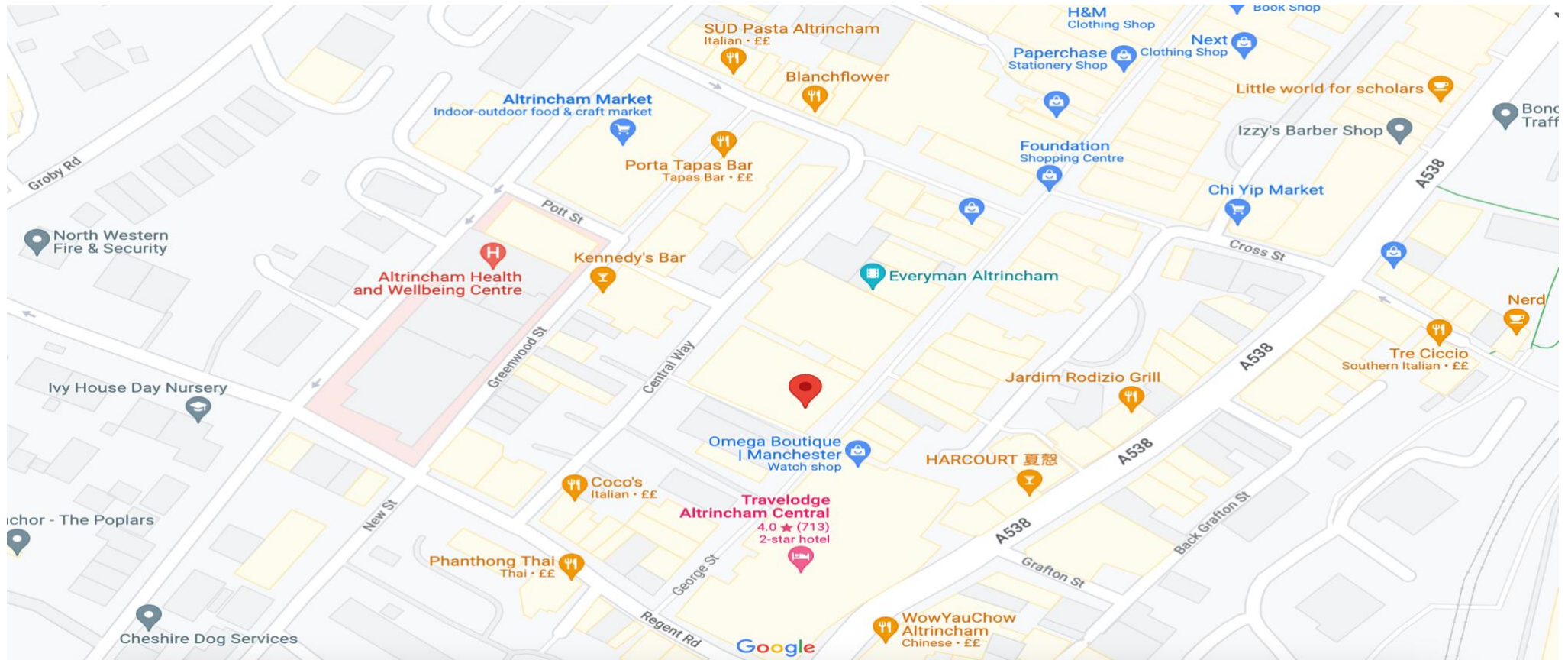
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March 2023. Subject to Contract.

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