



Oakwood

PROPERTY SERVICES www.oakwoodpropertyservices.co.uk

T: 0161 941 4228



5 REGENT ROAD ALTRINCHAM WA14 1RY

Altrincham Town Centre Retail Unit To Let

Currently under refurbishment

A ground floor shop with a traditional layout plus basement storage located in Altrincham town centre Regent Road comprises a mix of retail shops, take aways and restaurants making it a vibrant hub for locals and visitors alike. The area is extremely convenient with being within walking distance of the bus and metrolink station, offering even more options for shopping and entertainment.

£16,000 PA

LOCATION

The property is located on Regent Road in the buoyant town of Altrincham a few yards from the market and main shopping high street.

DESCRIPTION

The property provides a ground floor retail unit with basement storage space. The property benefits from a traditional shop fit out with external security shutters. The shop is accessed off Regent Road.

ACCOMMODATION

Ground Floor 57.4 sqm (618 sq ft)

Plus Basement

NIA

LEASE TERMS

The premises is available by way of a new lease.

Lease term negotiable.

Each party will meet their own legal fees.

SERVICE CHARGE

A variable service charge applies to cover insurance and external communal areas

RATES

Trafford Council advise that the premises are assessed for business rates as follows:-

Rateable Value £5,900.00

BID

A Business Improvement District (BID) is a defined area where businesses contribute a mandatory levy to fund projects and services that enhance the local business environment. In Altrincham, being situated within a BID area offers businesses many benefits, including enhanced greening and cleaning, targeted marketing campaigns, and events to attract more visitors. Additionally, businesses benefit from initiatives aimed at boosting trade, including website and social media coverage, training courses and networking, fostering a vibrant community, and creating a more attractive and thriving commercial area.

RENT

£16,000 pa exclusive of rates, all outgoings and insurance costs.

VAT

Prices are quoted exclusive of, but maybe liable for VAT.

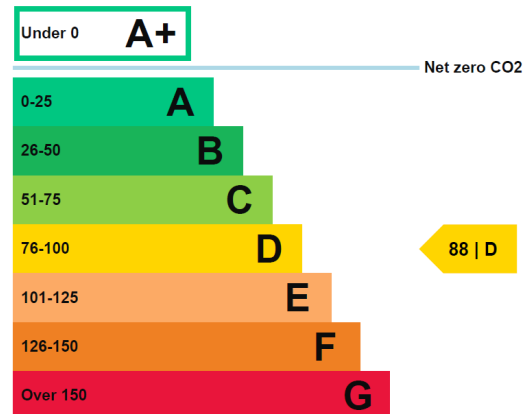
UTILITIES

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

EPC



VIEWINGS

By appointment call our office on 0161 941 4228

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective tenants will be required to provide proof of ID and address before any offer can be reported to solicitors.