



Oakwood

PROPERTY SERVICES www.oakwoodpropertyservices.co.uk

T: 0161 941 4228



28 High Street, Altrincham, WA14 1QP

FOR SALE OR TO LET

A detached two storey commercial property plus basement is available. The property is situated in the heart of Altrincham, a short walk from the main high street, Bus and Metrolink Station and adjacent to the Stamford Quarter car park.

Guide Price: £375,000 : Rental £17,500 per annum

LOCATION

The property is located close to Altrincham town centre, opposite a large multi storey car park and a short walk from the main shopping street with retails including Marks & Spencer, Boots, Clarks, River Island and other national names.

DESCRIPTION

The property is laid out over two floors plus basement and benefits from uPVC windows installed within the last 3 years. The property has been used as a medical treatment centre and offices. There is a kitchen and WC on the first floor. To the rear is a small yard suitable for bike storage with additional storage facilities. There is also a disabled WC.

ACCOMMODATION

Basement To follow.

Ground

Office 1

Office 2

Office 3

Storage

W/C

First-

Office 4

Kitchen

Office 5

W/C

Office 6

The property has been measured on a Net Internal basis.

LEASE TERMS

The premises is available by way of a new lease for a five year period on a Full Repairing and Insuring (FRI) lease.

RATES

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

Rateable Value — £10,500

RENT

£17,500 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.

PLANNING

The property is situated within the Altrincham Old Market Place conservation area.

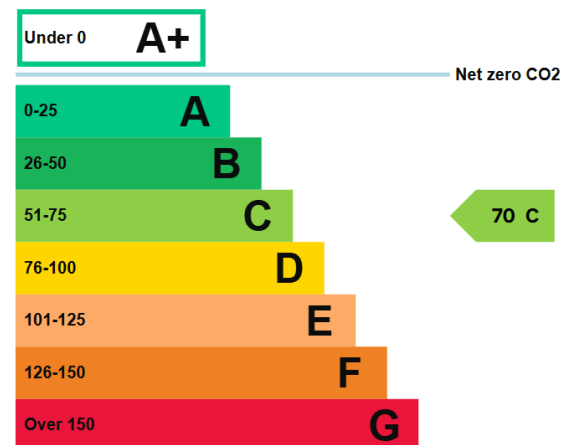
Intending buyers or tenants must make their own enquiries of the local authority.

LEGAL COSTS

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

EPC

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

FLOORPLAN

To follow.

ALTRINCHAM 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.

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 or buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.