

TO LET

£22,750 per annum



Shaftesbury Avenue 2, Timperley, Altrincham, WA15 7LY

LOCATION

The Subject Property is on the outskirts of Timperley in the borough of Trafford. Situated on the end of a row of retail units the property offers outside street parking. To the left of the property is Theos fish and chips and to the right of the property is the car park entrance to the Hare of the Hounds Public House. The property is a 3 minute drive and a 12 minute walk from the village of Timperley, a 2 minute drive from the A560 and a 16 minute walk from the Navigation Road Train Station.

DESCRIPTION

The property is a ground floor retail unit of brick construction, with an aluminium shop front. There is a step up to the door of the premises and it has a large glazed front window. The property is rectangular in shape and has vinyl flooring, an air conditioning system and fluorescent lighting. At the rear of the property there are two store rooms, the larger of the two having an additional storage cupboard with the smaller one being fitted with a sink and other kitchen facilities as well as providing access to the rear yard which houses a garage.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor Sales Area	93.69 sq.m.	1,008 sq.ft.
Rear Store	11.6 sq.m.	125 sq.ft.
Kitchen/Store	7.66 sq.m.	82.4 sq.ft.

TENURE

The property is available to let by way of a fully repairing and insuring lease for a term yet to be agreed.

RENT

£22,750 per annum exclusive

BUSINESS RATES

The premises have been assessed having a rateable value of £14,750.

EPC

Certificate Number: 0920-6989-0351-3890-4054
Energy Performance Asset Rating: D-80

VAT

The property is not registered for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or David Turner.

Tel. No. 0151 227 3400
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Subject to Contract
Details Prepared September 2021

Shaftesbury Avenue 2, Timperley, Altrincham, WA15 7LY



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