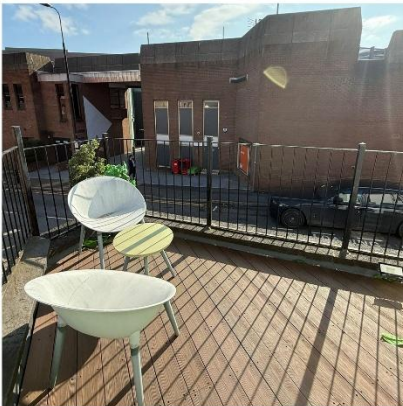




# TO LET

**Kings House,  
1 Stamford St,  
Altrincham  
WA14 1EX**



**Contemporary two storey property in Altrincham town centre. Suitable for various uses.**

- 600 sq ft (55.74 sq m)
- Alarmed
- Balcony
- Refurbished
- Suitable for alternate uses
- LED lighting.
- HOT FOOD USE & BARBERS WILL NOT BE CONSIDERED

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



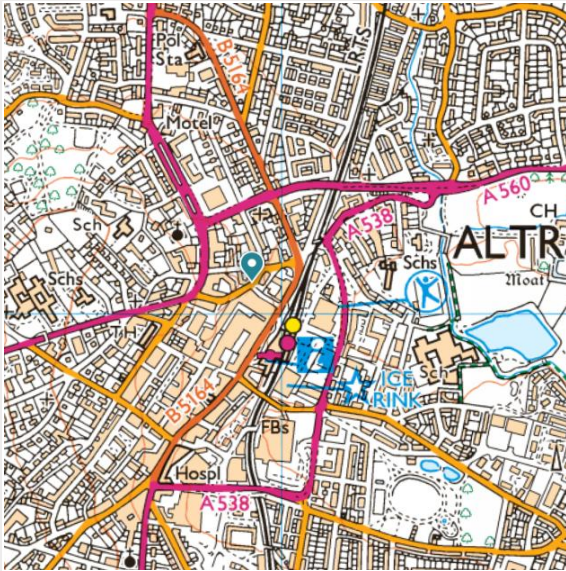
**Commercial Property**  
Advisers and Agents



**TO LET**

**0161 234 0777**

**Kings House,  
1 Stamford St,  
Altrincham  
WA14 1EX**



### LOCATION

Prominently situated in the heart of Altrincham town centre on Stamford Street, offering excellent access to local amenities including shops, restaurants, and cafes. Altrincham Interchange (Metrolink and national rail) is a short walk away, providing superb connectivity.

### DESCRIPTION

The property comprises of a two-storey contemporary building which is presently used as an estate agent's office. The accommodation has been the subject of recent refurbishment and is carpeted throughout and provides LED lighting, electric radiators, kitchen and WC facilities,

The accommodation is open plan and benefits from good natural light. There is an enclosed balcony area accessed via the first floor which can be utilised by the tenants.

### ACCOMMODATION

The accommodation provides the following net internal area.

First Floor      600 Sq Ft      (55.74 Sq M)

### EPC

Available upon request.

### RATEABLE VALUE

£9,600 The property qualifies for Small Business Rate relief for qualifying companies.

### VAT

The property is **not** liable to VAT

### TERMS

Our clients are seeking to rent the accommodation on lease terms to be agreed. A rental deposit may be required subject to financial status.

### RENT

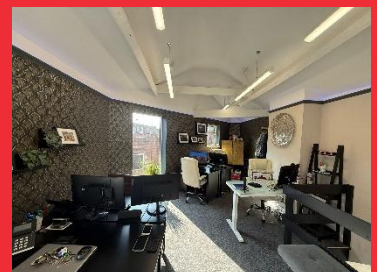
£16,500.00 per annum excl

### VIEWING

Via the sole agents TFC on 0161 234 0777

### ESTATE AGENCY ACT 1979

This property it is owned by an associated party of TFC. All relevant details pertaining to this property have been provided in compliance with the Estate Agency Act, ensuring transparency and fairness in the marketing process.



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