

11 Regent Road.

Altrincham, WA14 1RY

RPS Regional
Property
Solutions



To Let

778 sq ft
(72.28 sq m)

£23,000 per annum

Prominent ground-floor
retail unit located in the
heart of Altrincham town centre

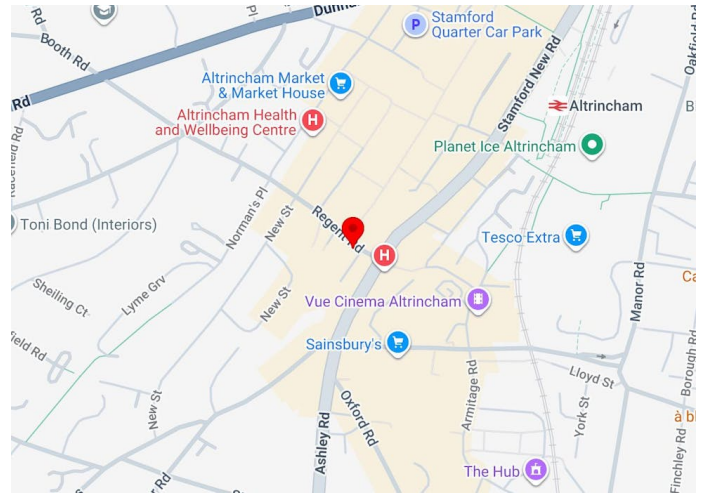
- Fully glazed frontage
- High street presence
- Excellent shopfront visibility from George Street
- Nestled among a vibrant array of shops
- VAT Exempt

r-p-s.co.uk
0161 927 7824

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Summary

Available Size	778 sq ft / 72.28 sq m
Rent	£23,000 per annum
EPC	E

Description

Altrincham is renowned as one of Manchester's most desirable and affluent suburbs. With remarkable transport links, it provides effortless access to the rail network and Metrolink tram service, connecting residents to other areas in Greater Manchester. Direct trains to Manchester city centre operate every 6-12 minutes. Access to the national motorway system is via via Junctions 7 & 8 on the M56 and Junction 7 on the M60 motorway.

The property is situated right on Regent Road, where recent upgrades have transformed the public realm with a one-way traffic system, pedestrian crossing, cycle lane, and attractive planting. Nestled among a vibrant row of shops, it benefits from a lively footfall.

This retail unit offers great visibility and an expansive glazed frontage. This ground-floor space includes a storm porch, WC, kitchenette and ancillary storage at the rear. There is also a rear secure yard / access.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor	778	72.28	Available
Total	778	72.28	

Lease

The premises are offered by way of a new effective Internal repairing and insuring lease for a term of years to be negotiated.

Utilities

All outgoings are the direct responsibility of the tenant.

Business Rates

The ingoing tenant will be directly responsible for the payment of non-domestic business rates for the premises. RV £14,250

All enquiries

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