



TO LET

16 Church Street
Altrincham
WA14 4DW



Extremely prominent ground floor unit with excellent passing trade close to Altrincham town centre

- 595 sq ft (55.3 sq m) Ground floor unit
- Busy pitch
- Refurbished
- One parking space.
- Open plan.
- Suitable for a variety of uses subject to planning
- No food use permitted

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

**116 Church Street
Altrincham
WA14 4DW**



LOCATION

The property is situated within a parade of retail shops and offices fronting the main A56 Church Street in Altrincham. The town centre is approximately two minutes walk and the Altrincham Interchange which provide rail, bus and Metrolink services is approximately 5 minutes walk.

DESCRIPTION

The property comprises a ground floor unit that is currently being refurbished but has historically been used as a copy shop. It would suit a variety of uses subject to the necessary consents being obtained.

Internally the unit is open plan with WC facilities and a kitchen. Externally there is parking for one car.

ACCOMMODATION

The accommodation provides the following net internal area.

Ground Floor 595 Sq Ft (53.5 Sq M)

EPC

Available upon request.

RATEABLE VALUE

TBC.

VAT

TBC

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

£17,500 per annum excl

VIEWING

Via the sole agents TFC on 0161 234 0777