



FOR SALE

Bank House, Old Market Place, Altrincham,
WA14 4PA



A comprehensively refurbished self-contained landmark Grade II office building with parking adjacent to Altrincham town centre a few minutes walk of Altrincham Transport Interchange.

- Gross Internal Area 3,804 Sq ft (353 sq m) Net 3,000 sq ft (279 sq m)
- Accommodation over 3 floors
- Contemporary fit out incorporating historical building features.
- Gas central heating
- Perimeter trunking
- 5 Dedicated car parking spaces
- High quality finishes throughout

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Commercial Property
Advisers and Agents



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0161 234 0777

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LOCATION

The premises are situated in a prominent location fronting the A56 Old Market Place, Altrincham, the main thoroughfare through the town.

Transport links are excellent with the Altrincham bus, train and Metrolink Interchange being within 5 minutes walk of the property as is the town centre with its range of popular shops and leisure facilities. Junctions 6 and 7 of the M56 motorway are within 5 minutes drive, as well as Manchester Airport which is within 10 minutes drive.

DESCRIPTION

The premises have undergone a comprehensive refurbishment program and has been completed to a high standard including compliant lighting, carpeting and hardwood flooring. There are many original features including stained glass windows which benefit from secondary glazing, high ceilings, cornicing and tiling.

Internally the property is laid out over three floors which provide for open plan offices and private meeting rooms as well as a kitchens and breakout areas. There are male and female WC facilities provided to the ground floor and basement.

Externally there is secure parking for 5 cars.



ACCOMMODATION

Measured on the net internal basis we estimate the accommodation provides the following approximate areas, :-

Floor	Sq ft	Sq m
Basement	640	59.45
Ground	830	77.1
First	802	74.5
Second	598	55.55
Total	2870	266.62

TENURE

Freehold.

PRICE

Offers in excess of £700,000 excl

EPC

Available upon request

VAT

Will be charged at the current rate,

VIEWING

Via the sole agents TFC on 0161 234 0777.

RATEABLE VALUE

We would advise interested parties to make their own enquiries as to rates to Trafford Council



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