

# Altrincham

## 72 Stamford New Road

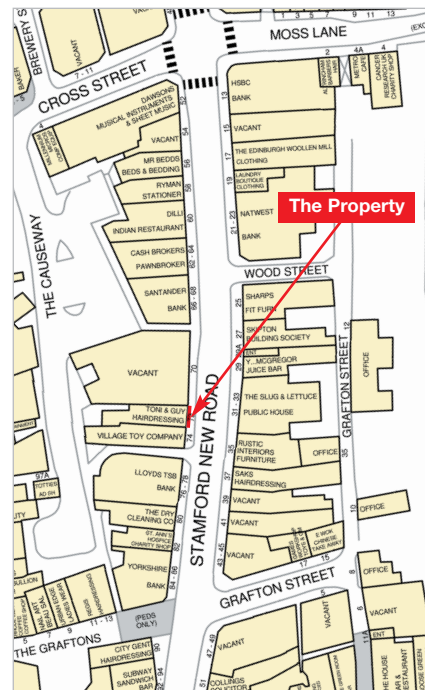
### Cheshire

#### WA14 1BS

- Freehold Shop Investment
- Let to Toni & Guy (North) Ltd
- Town centre position
- Attractive period four storey building with ground and part first floor salons
- Current Rent Reserved

**£35,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



### Tenure

Freehold.

### Location

Altrincham is a prosperous suburb of Manchester some 8 miles south-west of the city, with a population of some 40,000. The town benefits from its proximity to Manchester International Airport, the M56 and M60 and a direct link to Manchester city centre via the Metrolink train network.

The property is situated on the western side of Stamford New Road between its junctions with The Graftons and Cross Street. Occupiers close by include Lloyds TSB, Yorkshire Bank, Slug & Lettuce, Skipton Building Society, Home Bargains, Edinburgh Woollen Mill, Santander and NatWest.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor hair salon with further part first floor salon, part first, second and basement ancillary accommodation.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>5.30 m</b>	<b>(17' 5")</b>
<b>Net Frontage</b>	<b>4.65 m</b>	<b>(15' 3")</b>
<b>Shop Depth &amp; Built Depth</b>	<b>17.10 m</b>	<b>(56' 2")</b>

<b>Basement Ancillary</b>	<b>64.50 sq m</b>	<b>(694 sq ft)</b>
<b>Ground Floor Sales</b>	<b>65.10 sq m</b>	<b>(701 sq ft)</b>
<b>First Floor Sales</b>	<b>46.80 sq m</b>	<b>(504 sq ft)</b>
<b>First Floor Ancillary</b>	<b>9.05 sq m</b>	<b>(97.42 sq ft)</b>
<b>Second Floor Ancillary</b>	<b>64.50 sq m</b>	<b>(694 sq ft)</b>

<b>Total</b>	<b>249.95 sq m</b>	<b>(2,691 sq ft)</b>
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### Tenancy

The entire property is at present let to TONI & GUY (NORTH) LTD for a term of 25 years from 25th October 1990 at a current rent of £35,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

### Tenant Information

Website Address: [www.toniandguy.com](http://www.toniandguy.com)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** MCR Property Group Legal Dept, (Attn: G Lake). Tel: 0161 224 7111 Fax: 0161 224 7007  
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