



**The Downs, Altrincham, WA14**  
**Asking Price Of £15,000 PA**



## Property Features

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- Detached Office Building
- Available Immediately
- Short Walk to Metrolink Station
- Two Generous Offices
- Space to Seat 10 Employees
- Private Courtyard Garden
- Available Unfurnished
- Minimum 1 Year Lease
- Smart Electric Heating
- Perfect for Small Business



## Full Description

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A detached office building located on The Downs in Altrincham town center. This property is located to the rear of the high st, with a good-sized courtyard garden area to the front of the property; two generous office spaces which will comfortably accommodate 10 workstations.

This property is available immediately for a minimum of 12 months.



## **LOCATION**

The property is located just a five minute walk from Altrincham Metrolink and train station which allows easy access into Manchester City Centre. The property is located to the rear of a parade of shops, surrounded by residential property and close to several sought after schools, including the Altrincham Grammar Schools, Bowdon Preparatory School and Loreto Grammar School.



## **VAT**

No VAT payable.

## **PARKING**

There is no parking available with this property.



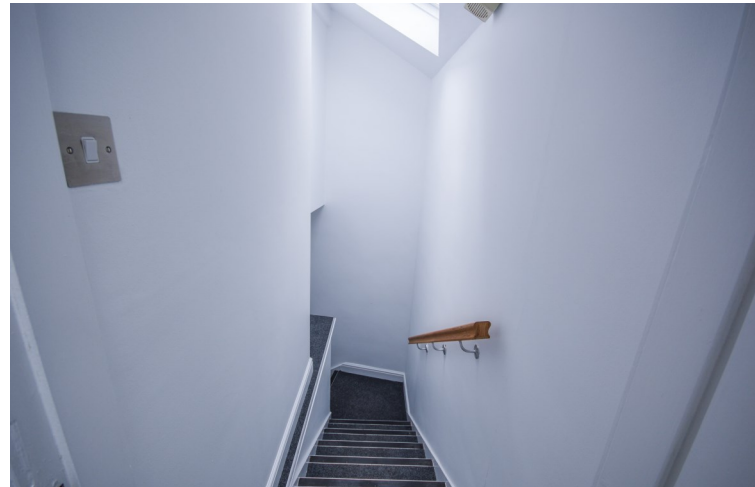
## **LEASE**

Minimum Lease (Years) 1

Break Clause (Years) 1

## **RATEABLE VALUE**

£5,300 per annum.



# COMMON QUESTIONS

**1. How long can I rent this unit for?** The landlord is ideally looking for a minimum rental term of 1 years.

**2. Would the landlord be happy for a tenant to carry out a change of use for the property?** The property is currently arranged for professional service sector business use only. An applicant wishing to use for retail or other purposes is welcome to make an application to the landlord for permission to apply for change of use. But this unit is not suitable for a hot food outlet or takeaway, as there is no space for an extractor fan to be fitted.

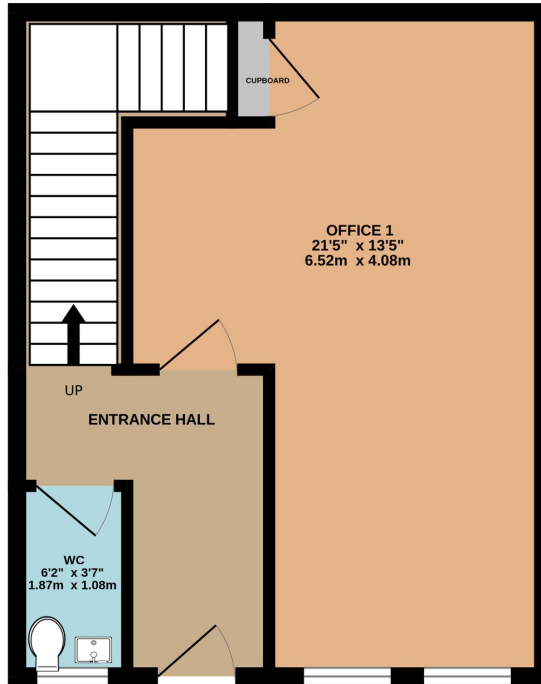
**3. How much is the ratable value for this unit?** The rateable value is £5,300 per annum; however, some exemptions apply. You can check whether your business would be able to apply for rates relief.

**5. What other terms will be in the lease agreement?** The lease terms will be agreed by a solicitor appointed by the tenant and one appointed by the landlord. The landlord has specified he would like a standard self-maintaining lease, with an annual rent review inline with CPI + 2.5%. This means the lease will require as with most commercial tenancies that the tenant is responsible for repairs to the property during their lease; and will mean the rent will increase in line with inflation annually.

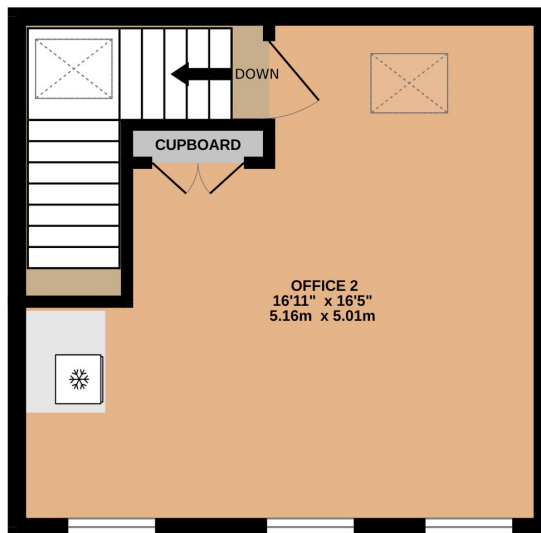
**6. Does the property have separate meters?** Yes, the property is fitted with a smart meter for the electricity, and a water meter. There is no gas in the property.

**7. How soon could I move into this property?** The property is available immediately. The lease agreement will need to be prepared before a tenant can occupy the property, this process normally takes around 4 weeks.

GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements