



George Street, Altrincham, WA14

Asking Price of £625,000

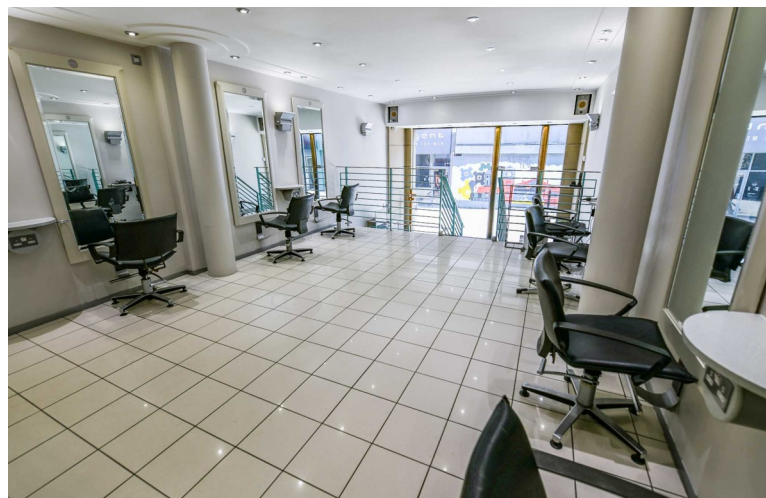


Full Description

A fully modernised high street retail property located in the heart of Altrincham, with two off-road parking spaces to the rear. The property offers generous office or retail space over four floors. The property has been entirely re-modelled with a steel internal structure, the modernisation was completed to a high specification and includes a recessed sound system throughout; security cameras and alarms; electric shutters to the front and rear; re-wired in recent years with ample power points; fitted with recessed spotlighting and uplighters, replacement windows to the front and rear and recessed air conditioning throughout.

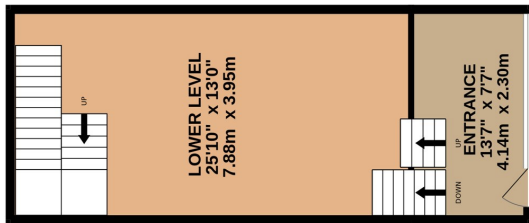
The upper floors could be converted to residential apartments or divided from the ground floor to let as private commercial offices (subject to local authority approval). While the ground floor and lower ground provide excellent office or retail space in a prime location. This portion of George Street is due for extensive re-development in the near future, as has been completed in other areas of the town centre. This will significantly enhance the local street scene.

This property would be ideal for an owner-occupier retail or office business, or equally make a great investment for those looking for a commercial or mixed-use investment.

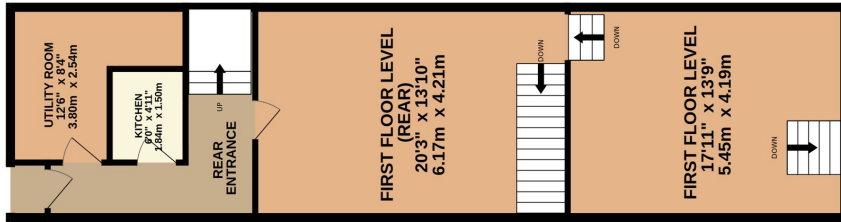




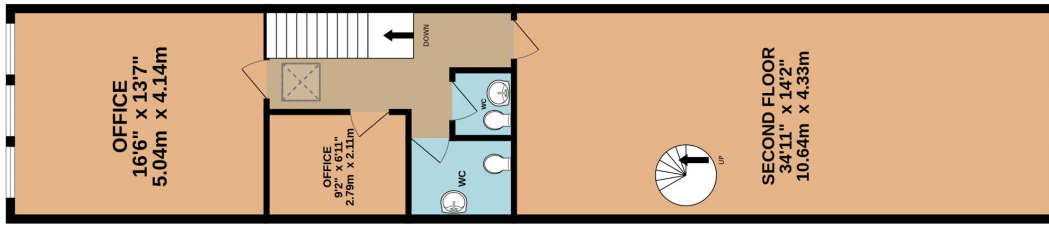
GROUND FLOOR ENTRANCE
AND LOWER LEVEL
454 sq.ft. (42.2 sq.m.) approx.



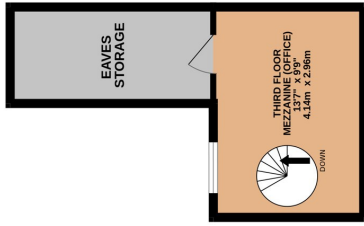
1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



2ND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



3RD FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.4 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 is given 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 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 buyers are advised to recheck the measurements