

LBL Real Estate

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23

CENTRAL WAY

ALTRINCHAM,
WA14 1RF

PRIME BAR
RESTAURANT,
PUB & LEISURE
OPPORTUNITY
IN THE HEART OF
ALTRINCHAM'S
MARKET QUARTER

SIGNAGE



3,485 sq ft of **exceptional industrial inspired space** with south westerly facing external terrace in the beating heart of *Altrincham's, bar restaurant and leisure quarter.*



AN *EXCITING*
HIVE OF
ACTIVITY IN
THE HEART OF
ALTRINCHAM

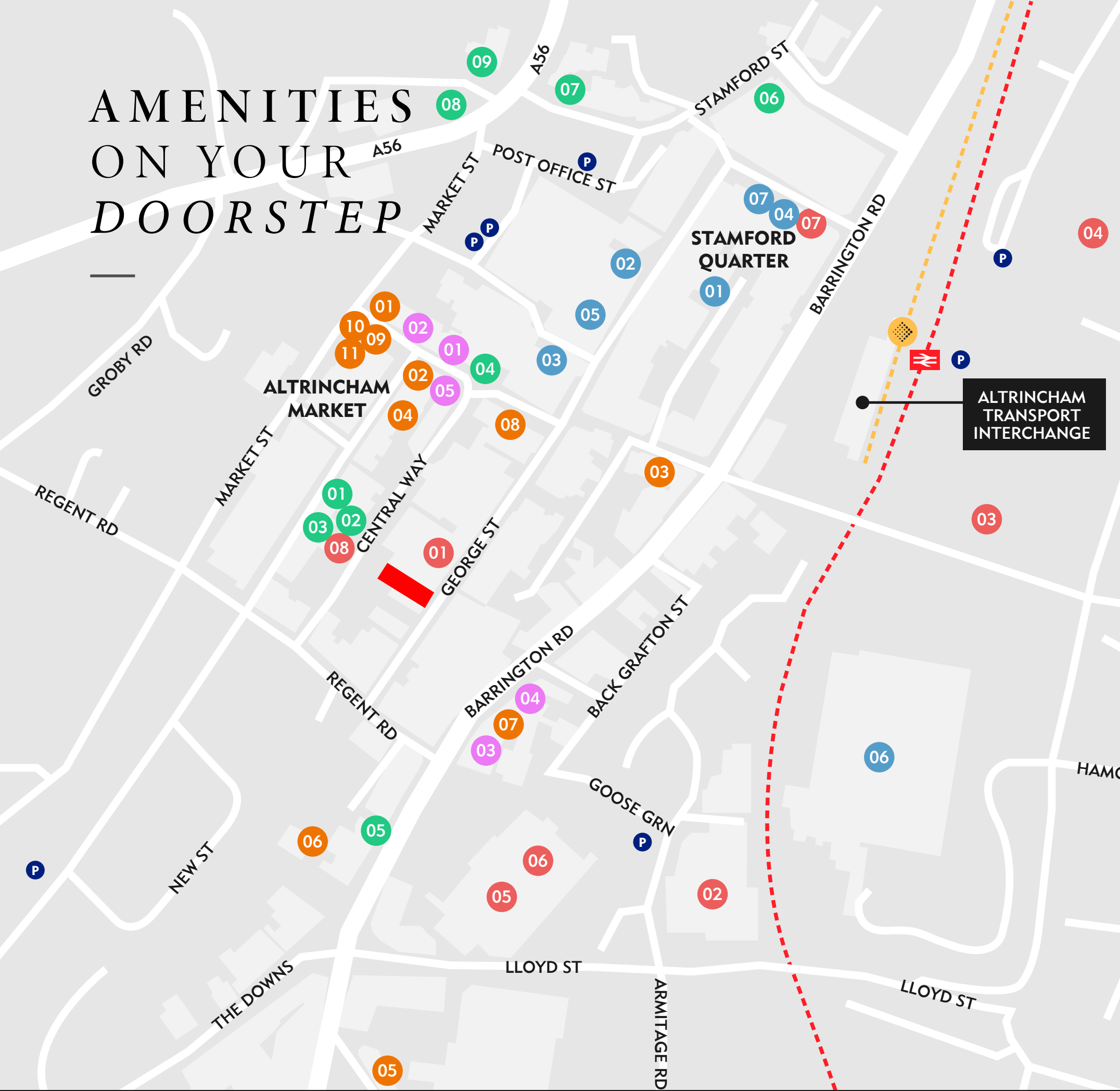


Altrincham is a modern, vibrant market town which boasts an array of national and independent shops, a plethora of high quality bars, pubs, restaurants, coffee houses and retail shops, with a strong leisure and health sector, a revitalised 180 seat artisan food hall and a thriving business community. Altrincham is now considered to be the Renaissance town of Greater Manchester and with Manchester city centre only situated 9 miles to the north its easily accessible by train and tram (25 minutes) for commuters, visitors and residents alike.

Retailing in Altrincham is focused along George Street, which forms the prime pedestrianised pitch of the town centre and is anchored by the regenerated Stamford Quarter to the North and the newly transformed George Street to the South.

23 Central Way is located at the centre of Altrincham's bustling heart with adjacent occupiers including Coco's, Everyman Cinema, Rudy's Pizza and Unagi. Located to the front of the Property (1 minute walk) on Greenwood Street is the infamous Altrincham Market, Kennedys Irish Pub, Madam Butterfly, The Con Club, Porta and Branchflower.

AMENITIES ON YOUR DOORSTEP



LEISURE

- 01. Everyman Cinema
- 02. Vue Cinema
- 03. Plant Ice
- 04. Altrincham Leisure Centre
- 05. PureGym
- 06. Total Fitness
- 07. Orange Theory Fitness
- 08. Studio 34

BARS / PUBS

- 01. Riddles
- 02. Mort Subite
- 03. Kennedy's
- 04. The Cellar
- 05. Cheshire Tap
- 06. Malt Shovels
- 07. Old Roebuck
- 08. Orange Tree
- 09. Old Market Tavern

SHOPPING

- 01. Next
- 02. H&M
- 03. M&S
- 04. Sostrene Grene
- 05. River Island
- 06. Tesco
- 07. Flannels

CAFE CULTURE

- 01. BlanchFlower
- 02. Common Ground
- 03. Toast Altrincham
- 04. Two Brothers Coffee
- 05. gail's bakery

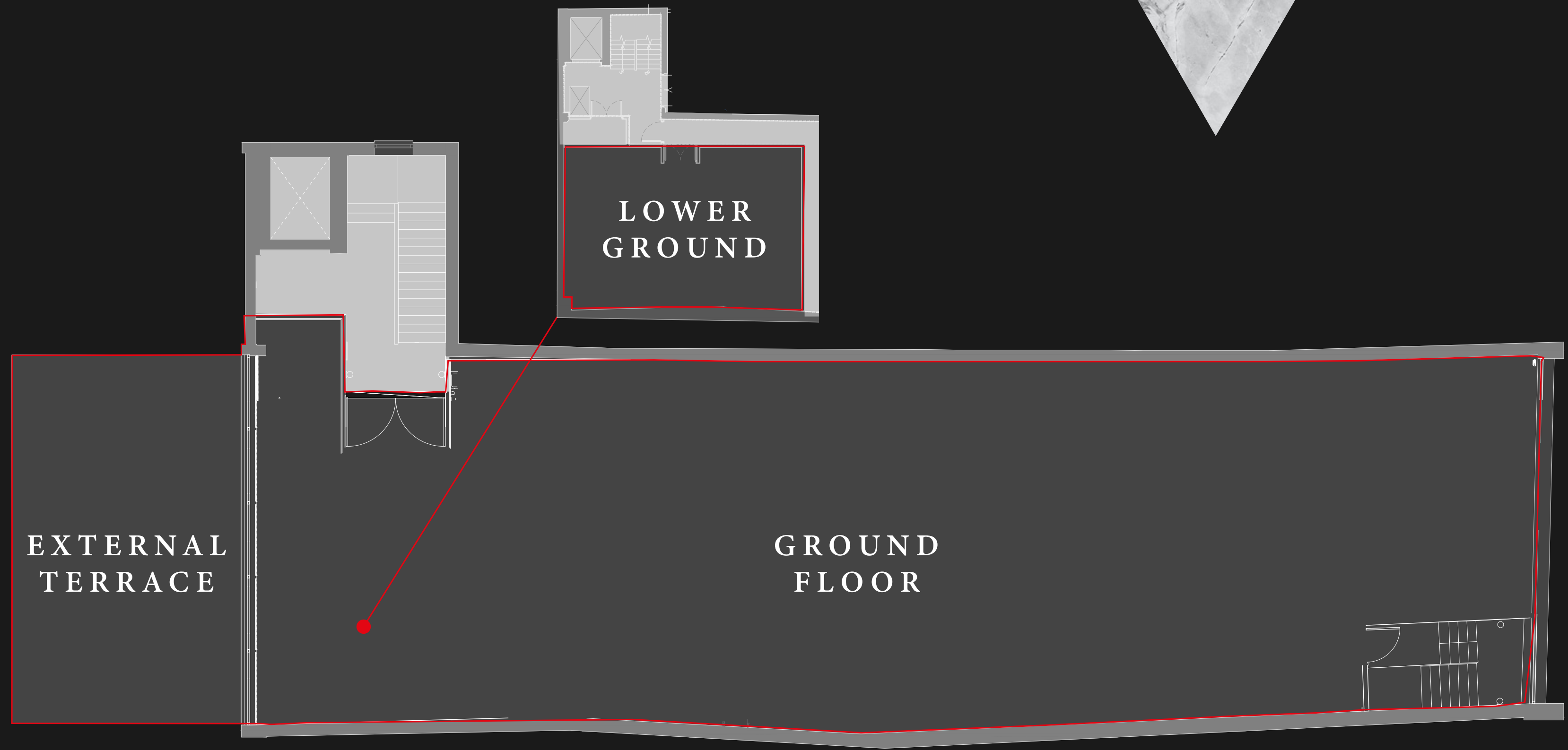
RESTAURANTS

- 01. SUD pasta
- 02. Porta
- 03. Tre Ciccio
- 04. The Con Club
- 05. Yara
- 06. Libero
- 07. WowYauChow
- 08. Oppio Lounge
- 09. Honest Crust
- 10. Wolfhouse Kitchen
- 11. Tender Cow

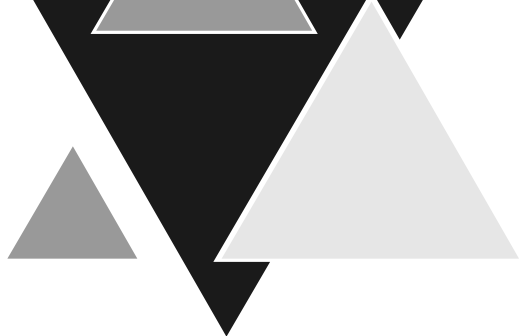


FLOOR PLAN & ACCOMMODATION SCHEDULE

	SQ FT	SQ M
Ground Floor	2,723	252.79
External Terrace	552	51.85
Lower Ground	209	19.49
TOTAL	3,484	324.13



THE *FINER* DETAIL



DESCRIPTION

23 Central Way is located between Altrincham’s retail high street and the infamous Altrincham Market on Greenwood Street. The building has been extensively and sensitively refurbished to provide 4 floors of versatile accommodation. Arranged around the subject unit is Studio 34 to the ground floor and two floors of boutique offices above.

The commercial unit is arranged at ground floor level and part lower ground and offers an exciting industrial shell and core specification with exposed beam, clay ceilings and blockwork. In addition the extensive 4.0 metre head heights and floor to ceiling glazed frontage offers a superb bar restaurant / leisure space for an ingoing operator. The unit also benefits from a south westerly facing external terrace with direct sunlight from 2pm onwards.

TERMS

A new lease will be available for a term to be agreed, subject to five yearly upwards only rent reviews.

RENT

£85,000 pa. The building has been elected for VAT and therefore VAT is payable in addition to the rent.

PLANNING

The Property benefits from a Class E planning consent which permits the following commercial uses: retail, offices, bar restaurant, gym and leisure uses.

EPC

A valid EPC exists for this property and this can be made available upon request.

RATEABLE VALUE

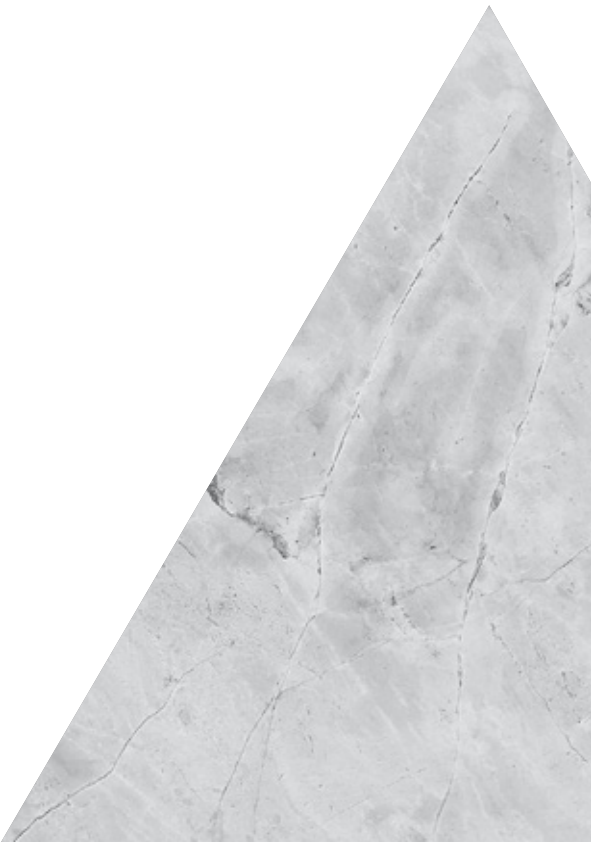
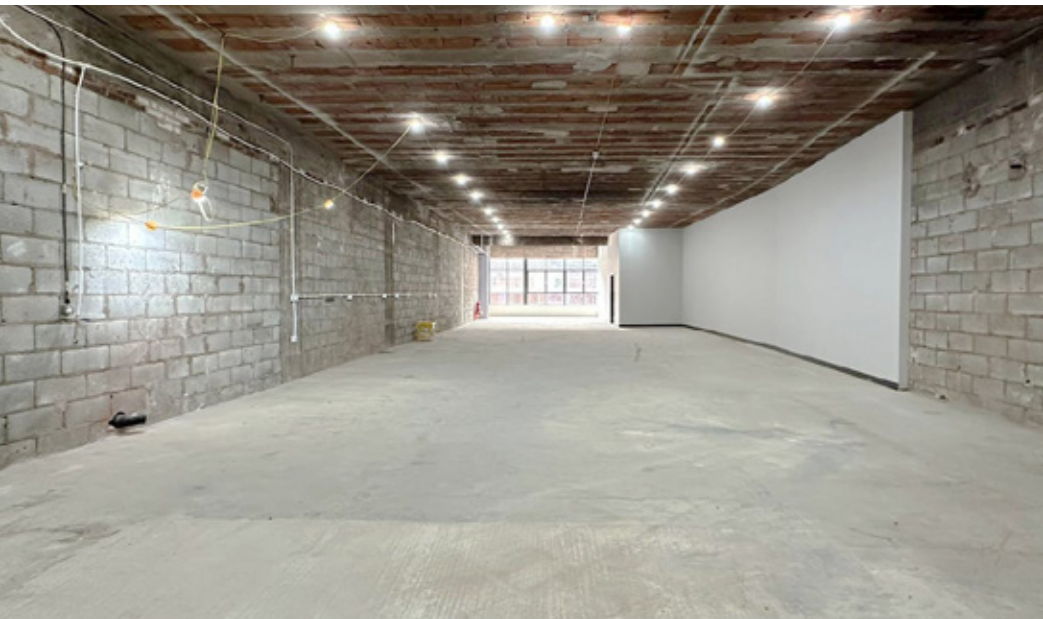
The premises are currently being assessed for business rates.

TIMING

The premises are available to lease immediately.

PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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Designed by:
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