

**AVAILABLE
IMMEDIATELY**

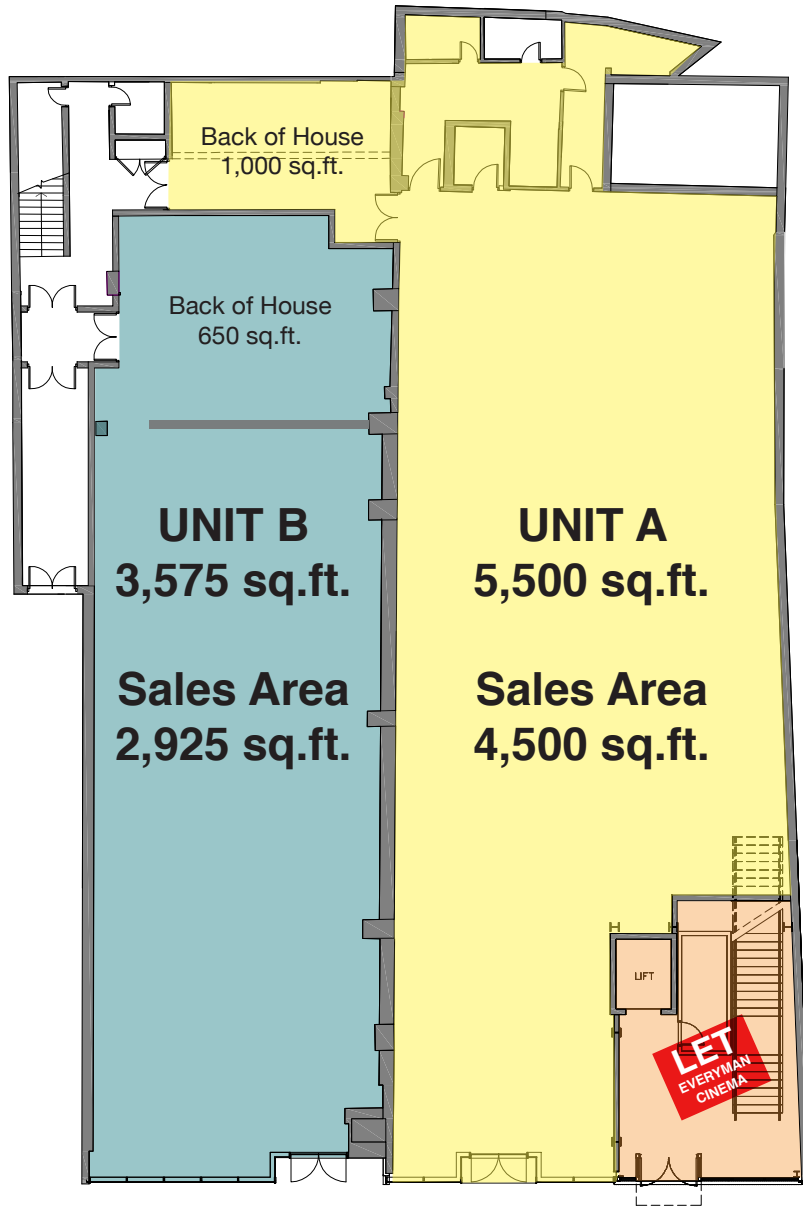
MHG
MANSION HOUSE GROUP®

**74-84
George Street
ALTRINCHAM**



LEISURE/RETAIL UNIT(S) TO LET - UP TO 9,075 SQ.FT.

WA14 1RF



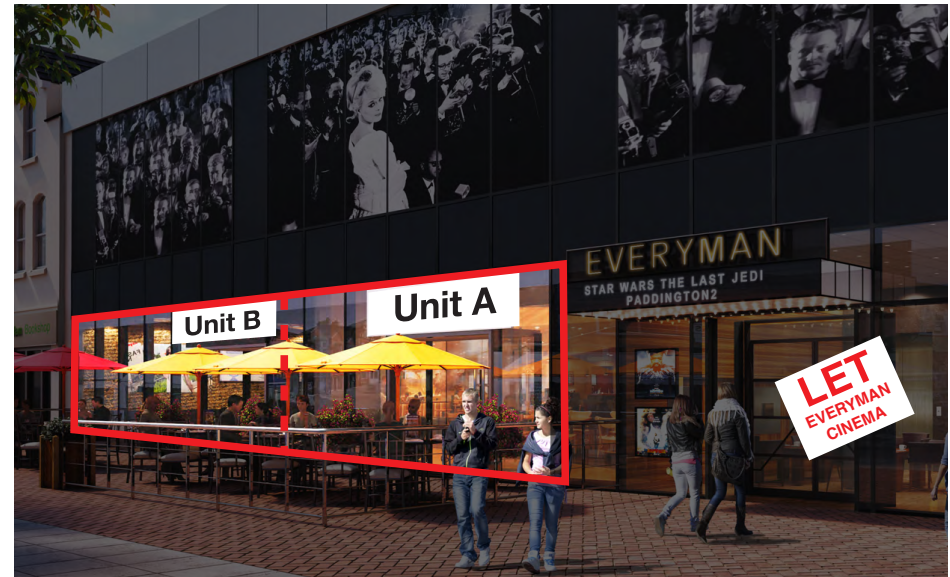
ACCOMMODATION - TO LET

The ground floor fronting George Street has a gross lettable internal Area of 9,075 sq.ft. and can be split into 2 separate units both with high street frontage.

- **Unit A** – 5,500 sq.ft. - **AVAILABLE**
- **Unit B** – 3,575 sq.ft. - **AVAILABLE**

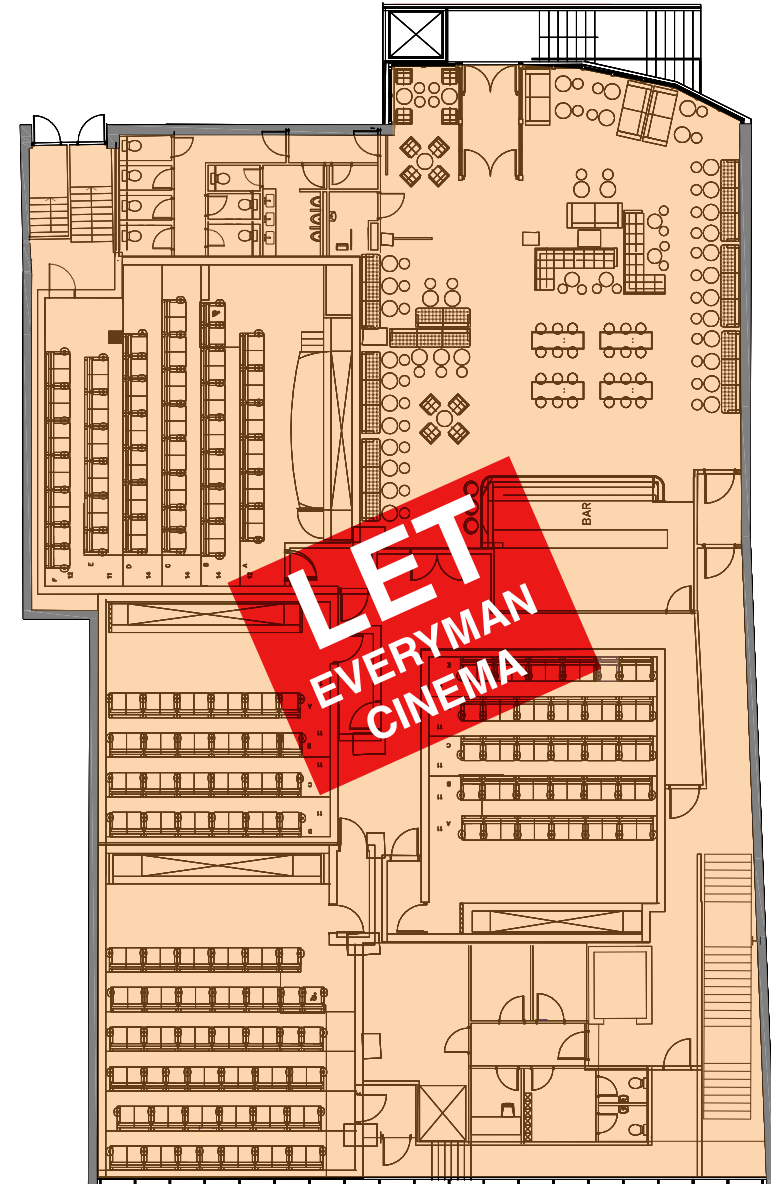
PLANNING

The property benefits from A1, A2, A3, A4, A5 as well as D1 and D2



ACCOMMODATION - LET EVERYMAN

Everyman Cinema are leasing a Gross Internal Area of 11,450 sq.ft. Upper floor together with an entrance on George Street adjacent to Units A and B.



ALTRINCHAM

Altrincham is one of the principal commercial centres in Cheshire and an affluent satellite town which is located approximately 9 miles south of Manchester city centre and circa 30 miles east of Liverpool. Altrincham is an established market town and offers an excellent selection of retail and leisure facilities in a vibrant and currently expanding town centre. Manchester International Airport is located 4 miles to the east of Altrincham and is one of Europe's fastest growing airports. Altrincham benefits from rapid access (within 1 Mile of Junction 7 of the M56) to the densest network of motorways in the UK connection town to all major conurbations within the North West and beyond. This was further enhanced by the £19m public transport interchange which opened in December 2014. Various other commercial and residential schemes are ongoing in the town, but most noticeably, Trafford MBC recently acquired The Grafton Centre and The Stamford Quarter, which are both now in part earmarked for redevelopment / refurbishment.





ECONOMY AND DEMOGRAPHICS

Altrincham serves a district population in excess of 210,000. While 410,800 people live within 6 miles of the town centre, extending to 2.3 million people within 12 miles.

Altrincham and the adjacent residential areas of Hale, Hale Barns and Bowdon comprise Greater Manchester's 'stockbroker belt' and are particularly popular with executive home owners, due to a combination of excellent educational facilities, good quality housing stock and excellent comparison shopping and leisure facilities; all within a very short commuting distance of Manchester City Centre.

Almost double the national average of "Wealthy Executives" reside within the Altrincham area; with Hale and Bowdon comprising two of the five richest villages in the country in terms of the number of houses sold for in excess of £1m. Major employers including Cotton Traders, Hitachi, Mott McDonalds, Saltus Fund Management, Civica Group, NES Group and GE UK Holdings.

ALTRINCHAM MAJOR DEVELOPMENT PROJECTS

Trafford Council have had strategic plans since 2013 to transform the town centre generated around the Market, Transport Interchange, Retail Quarter and Commercial Quarter. This has been hugely successful and continues to drive regeneration. A stated ambition is to continue to add to the residential population in the town centre.

In 2014 at the same time as the redevelopment of the Market Hall, Trafford Council and Transport for Greater Manchester redeveloped the Transport interchange at a cost of £19m. Metrolink is one of the most successful (and still expanding) light rail systems in the UK, carrying around 30 million passengers every year. The Interchange is in the heart of the town centre.

Trafford Council then invested £3m on Public Realm to connect the Transport Interchange to the Market followed by a further £6m improving Goose Green and Stamford New Road.

The General Hospital relocation in 2015 saw a new hospital built on Stamford New Road and the old hospital site adjoining the Market was redeveloped as a Health & Wellbeing Centre including three doctors surgeries, offices, Pharmacy, relocated library, Tourist Information centre and further new public realm alongside the Market.

Regent Road car park has been sold by Trafford Council to City-Branch the developer of The Wellbeing Centre which is set to include a new 300 space multi storey car park and 70 apartments.

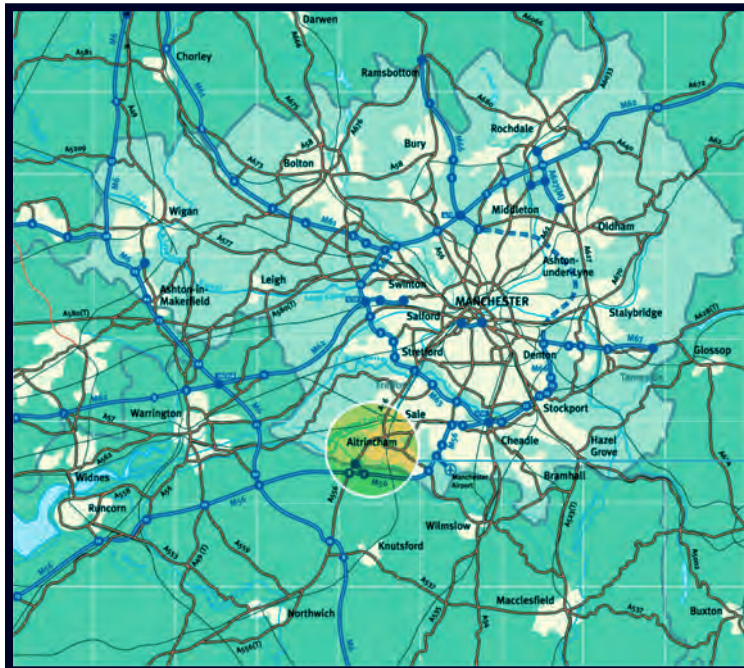
The Grafton Centre within 50 meters of the subject property, which comprises a central shopping precinct, a 91 bed Travelodge and numerous other retail units, is planned for significant redevelopment. Trafford Council who bought the scheme last year are currently tendering for a JV development partner. This is one of the last remaining major undeveloped plots in the town centre and will further improve this stretch of George Street.

In addition, the Council together with JV partner Bruntwood have recently taken over the 367,000 sq.ft. Stamford Quarter on the northern end of George Street. Last year, plans were submitted to redevelop 60,000 sq. ft. of this space into a retail, office and residential scheme. This will include three retail units, totalling 22,700 sq. ft. on the lower ground and ground floors, 17,244 sq. ft. of offices on the first floor and a new development of 62 one and two bed apartments above.

The town is also set to see several new residential schemes developed over the coming 18 months, which will drive further footfall and leisure offering in the town centre.

SITUATION

Located on the south west side of George Street, the prime pedestrianised retailing pitch within the heart of the town centre, it also has main access to the upper ground floor cinema from Central Way, a destination in its own right due to the opening of the highly acclaimed Altrincham market and New Market Square.



ALTRINCHAM FOOD & DRINK DESTINATION

Altrincham's award winning Market and Market Hall completed in 2014 and has put the town on the map as a food & drink destination.

The Grade II listed **Market Hall** has a 180 seat dining area with a variety of offers. It opens 6 days and nights a week and outdoor seating at this and surrounding restaurants and bars provides a thriving and very popular leisure experience with people travelling considerable distances to enjoy it.

The **Lower Market** offers further outdoor seating and a variety of artisan foods.

On the back of this, other recent/well known arrivals include:

- **Sugo** award winning Pasta restaurant opened in 2015
- **Tre Ciccio** newly opened in 2018 Italian restaurant built up strong reputation.
- **Le Bistro Pierre** opened in 2016 with 24 UK branches.
- **Sardus Cucina** opened in 2018 offering authentic Sardinia Cuisine.
- **Nandos** opened 2017 the global fast food restaurant.

In addition a plethora of new bars, coffee shops and restaurants have opened throughout the town.



74-84
George Street
ALTRINCHAM

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COMMERCIAL FINANCE

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