

ALTRINCHAM (BROADHEATH) FORMER GYM TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS

Unit 5, 12 – Stamford Brook, Draybank Road, WA14 5ZL



Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,054	97
First floor	1,081	100

Business Rates

Rateable Value (2023): £22,000

Service Charge (2025): £3,904

VAT and Costs

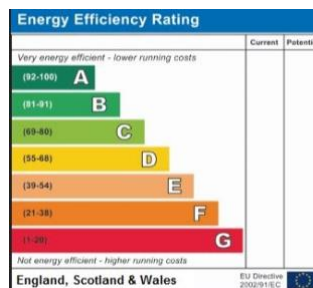
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



Location and Description

The subject premises form part of a busy retail parade anchored by **Waitrose**. Other occupiers include **Johnsons Dry Cleaning / Max Spielmann, H&H Eyecare, Hudson Health & Beauty, PK Flooring** and **My New Smile**.

The premises are directly adjacent to **Waitrose** and benefit from the large free shopper car park. Previously operated as a gym, the premises remain substantially fitted out. Further information is available upon request.

Lease Details and Rent

The premises are available by way of a new effective FRI lease for a term to be agreed, subject to a 5th year upwards only rent review.

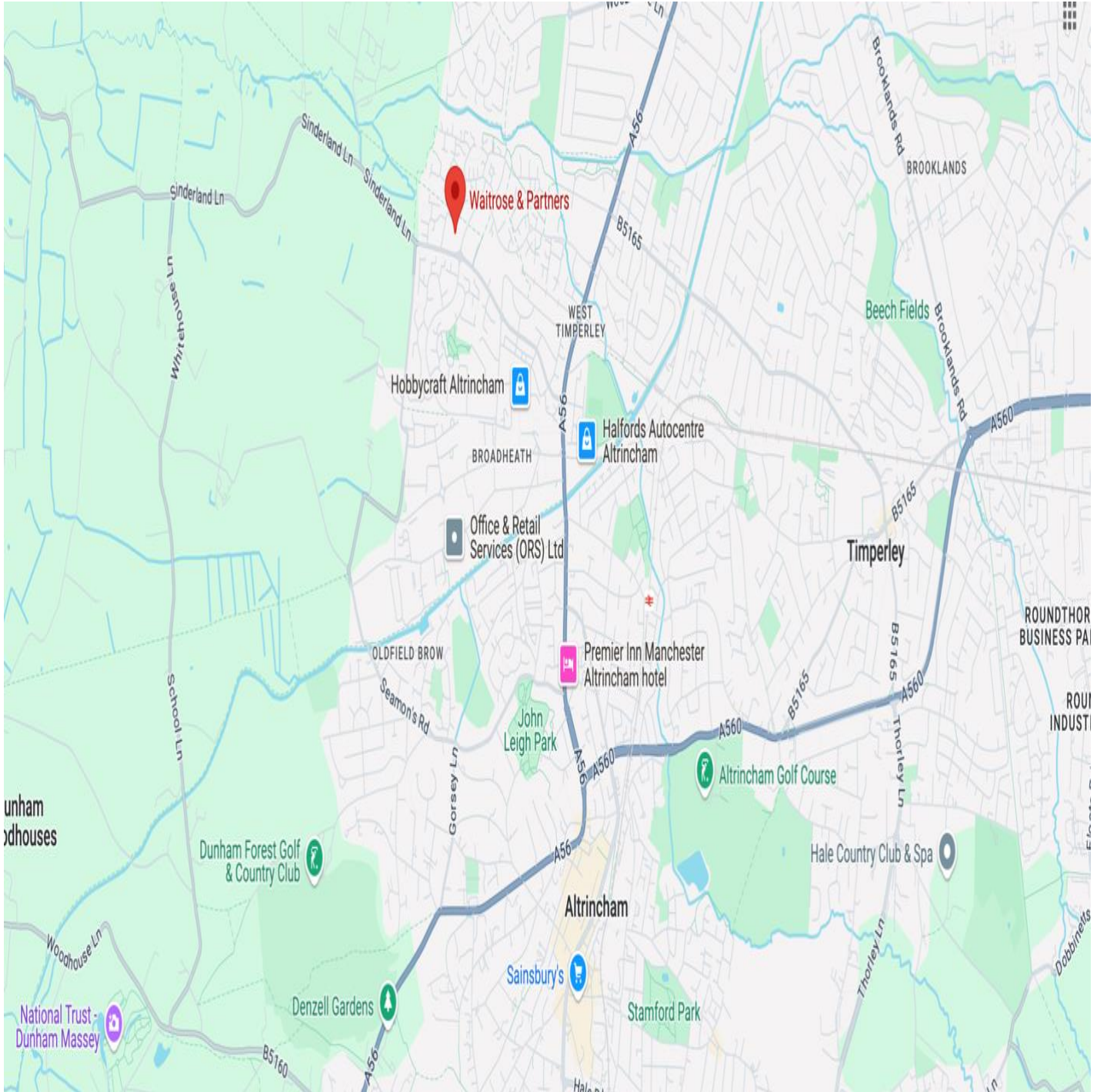
Rent: £30,000 pax

All Enquiries

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Altrincham (Broadheath) – Former Gym To Let
Unit 5, 12 Stamford Brook, Draybank Road
WA14 5ZL

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January 2025. Subject to Contract.

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