

ALTRINCHAM

TO LET

3-5 Tipping Street, WA14 2EZ

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

- * Altrincham Town Centre
- * Visible from the busy A538 linking Hale and Altrincham

- * Two storey former Public House
- * External beer garden
- * 15 Parking Spaces at rear
- * Site extends to 0.16 acres
- * The Ground Floor comprises an open plan public bar with ancillary rooms including kitchen, Cellar and First Floor fitted as a 3 bedroomed living accommodation

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rent: Rent on application

Business Rates

Rateable Value: £6,000

VAT

Applicable

EPC

C

Service charge

n/a

Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

All Enquiries

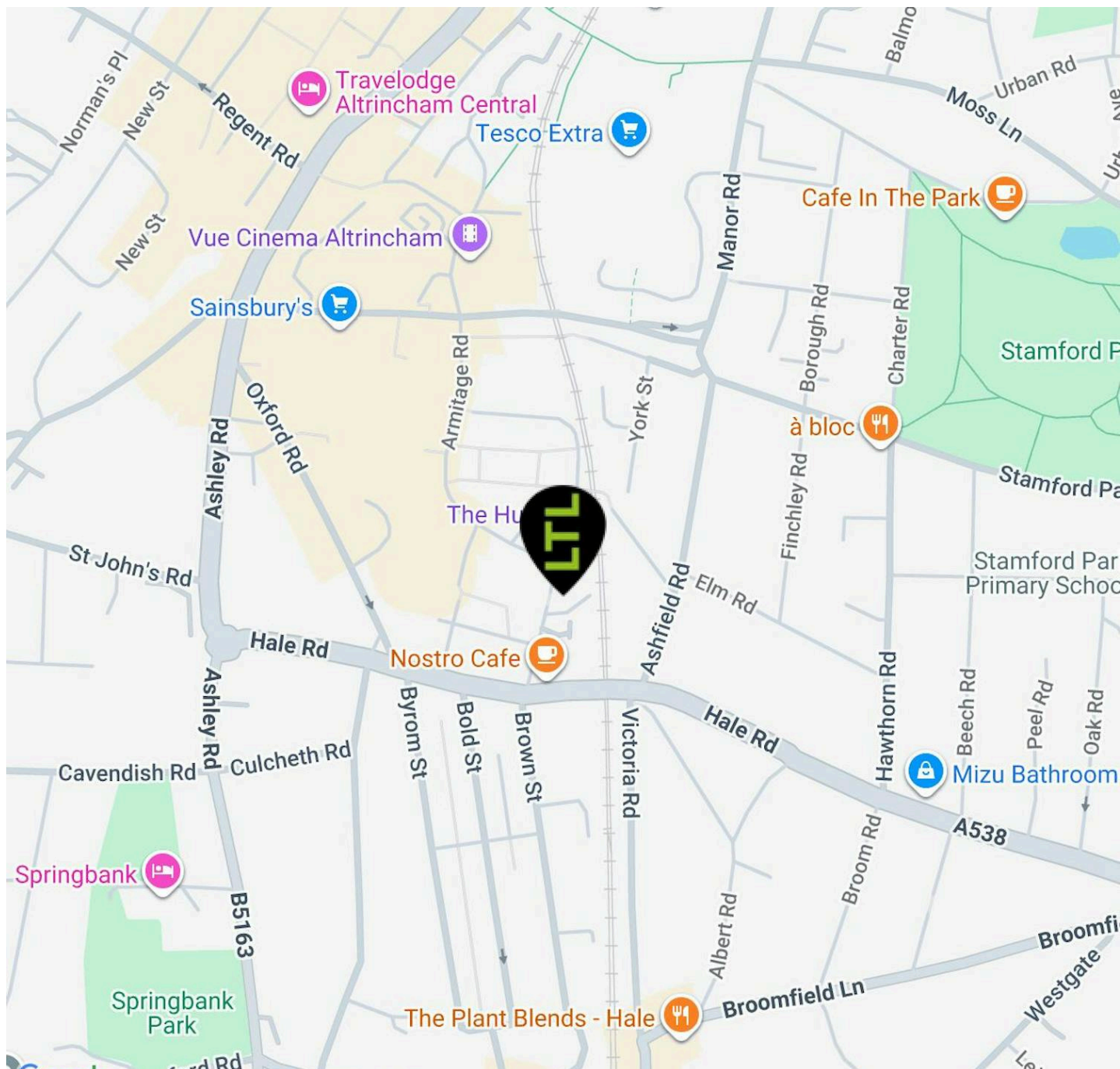
Tim Letts
tletts@ltlproperty.com
07990 516 673

TO LET

3-5 Tipping Street, WA14 2EZ

LTL LYONS
THOMPSON
LETT'S
PROPERTY CONSULTANTS

3-5 Tipping Street



Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Date: 02/12/2025