



TO LET/FOR SALE

**The Stables
Leigh Road
Hale
WA15 9TB**



Highly desirable two storey self-contained office building with 2 car parking spaces in the centre of Hale village

- 800 Sq Ft (74.32Sq M)
- Modern detached building
- 2 car parking spaces
- Carpeted throughout.
- Central Hale location
- Kitchen
- Gas fired central heating
- Rare freehold opportunity
- Suitable for alternate uses (STP)

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

**The Stables
Leigh Road
Hale
WA15 9TB**



LOCATION

The property is situated just off Ashley Road in the centre of Hale village, an affluent suburb of South Manchester. The property is within a 3 minute walk of Hale Station and is within a five minute drive of the M56.

DESCRIPTION

The property comprises a modern brick two storey brick office building constructed in the 1990's. The property provides a combination of modern offices and meeting rooms. Two on the first floor and two on the ground floor. The building presents extremely well benefiting from recent works which include redecoration and refurbishment. The property is constructed to a high specification and benefits from the following features:

- 2 car parking spaces
- Carpeted throughout.
- Central Hale location
- Kitchen
- Gas fired central heating

ACCOMMODATION

Measured on a net internal basis, our clients can offer the following sizes: -

	Sq ft	Sq m
Ground Floor	379	35.20.
First Floor	410	38.08
Total	789	73.28

There is further file storage within the roof void..

RATEABLE VALUE

£13,750.

EPC

Available upon request.

TENURE

Freehold

TERMS.

Our clients are seeking to let the property in its entirety on a full repairing and insuring basis for a term of years to be agreed incorporating regular rent reviews. Alternatively our client will consider a sale of their freehold interest

RENT/PRICE

£25,000 per annum excl.. £500,000 excl

VAT

VAT will be charged on all outgoings at the prevailing rate.

VIEWING

Via the sole agents TFC on 0161 234 0777



Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.