



TO LET

**32 Park Road
Hale
Altrincham
WA15 9NN**



Ground floor unit currently used for private gym but suitable for other uses including, offices, leisure, retail, food, medical (stp)

- 780 Sq Ft (72.5 Sq M)
- High quality fit out
- Car parking to front (2 cars)
- Toilet & shower facilities
- Basement storage
- Kitchen.
- Open plan.
- Feature lighting.

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Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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LOCATION

The property is situated within a small parade of shops in a prominent position fronting Park Road (B5162) in Hale, Hale village is approximately 0.5 miles away. There is a bus stop directly outside the property that provides regular services to the local area.

DESCRIPTION

The property comprises a ground floor unit that is currently being used as a personal training gym, however, would lend itself to a variety of other uses including, office, retail, leisure, food and medical, subject to obtaining the necessary consents.

Internally the property has benefitted from an extensive high quality fit out for its current use. The unit is open plan with toilets, kitchen, shower and storage situated off the main area. There is a basement area currently used for storage.

The building is alarmed and has feature lighting and spotlights throughout. Heating is provided via wall mounted electric heaters.

Externally there is parking to the front of the property which can easily accommodate two cars as well as a rear access area.



ACCOMMODATION

The accommodation provides the following area.

Ground Floor – 780 Sq Ft (72.5 Sq M)

EPC

Available upon request.

VAT

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

TERMS.

Our clients are seeking to rent the accommodation on lease terms to be agreed . A rental deposit may be required subject to financial status

RENT

£19,500 per annum excl

VIEWING

Via the sole agents TFC on 0161 234 0777



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