



TO LET

**142a Moss Lane,
Hale,
Altrincham,
Cheshire,
WA15 8AN.**



Self contained first floor office suite with its own entrance and parking equidistant to both Altrincham & Hale centres.

- 545 Sq Ft (50.69 Sq M)
- Fully refurbished
- Off street parking
- Carpeted throughout.
- Close to local amenities
- Kitchen
- Gas fired central heating

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



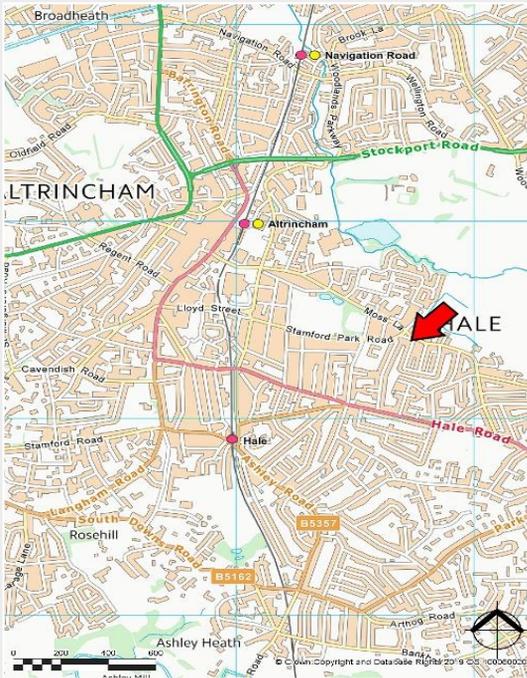
Commercial Property
Advisers and Agents



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LOCATION

The property is situated just Moss Lane approximately 0.5 miles from centres of Altrincham and Hale village, affluent suburbs of South Manchester. The property is within a 10-minute walk of both the Altrincham Transport Interchange and Hale Station and is within a five-minute drive of the M56. There is a bus stop directly outside the property.

DESCRIPTION

The property comprises a first-floor office suite with its own front door. The property is accessed via a flight of stairs which opens out onto a landing off which are three self contained offices a kitchen and a toilet.

The property is fully carpeted and benefits from a gas fired heating system complemented by wall mounted radiators. Lighting is via strip fluorescent tubes. The premises are fully alarmed. Externally there is off street parking for one car. There is extensive free on street parking available.

The property is situated within a parade of shops that provide for a range of amenities including a newsagents, bakery/sandwich shop and local store.

ACCOMMODATION

Measured on a net internal basis, the suite extends to : -

	Sq ft	Sq m
First Floor	545	50.69

RATEABLE VALUE

£6,600. Under current rating legislation the property will benefit from Small Business Rate Relief, meaning eligible companies will pay zero rates.

EPC

Available upon request.

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.

RENT

10,000 per annum excl.

VAT

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

VIEWING

Via the sole agents TFC on 0161 234 0777

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