



# TO LET

**Unit 1 & 2 Crown Passages  
Hale,  
Altrincham  
WA15 9SP**



## **New retail & leisure development in the heart of the affluent village of Hale, South Manchester**

- Two newly completed units of 474 & 527 sq ft ( 44 & 49 sq m)
- Available separately or combined
- Central village location
- Suitable for a variety of uses including retail, food and leisure uses.
- Attractive external areas suitable for display/seating
- Suitable for alternate uses (subject to planning)
- Car parking directly in front of development.

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Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**TO LET**

**0161 234 0777**

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**LOCATION**

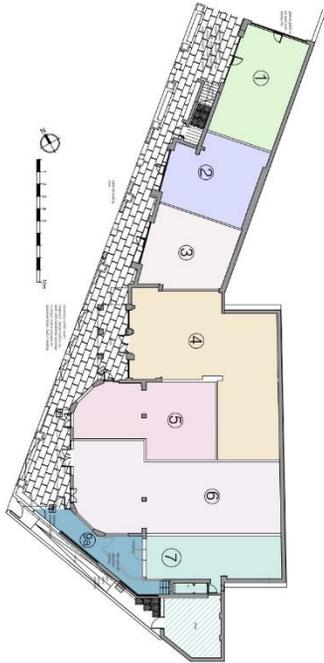
The units are centrally located in a prominent position within the newly complete Crown Passages Development just off Ashley Road in Hale village an affluent suburb of South Manchester.

**DESCRIPTION**

Both units are on the ground floor and provide open plan accommodation ready for prospective tenant fit out. There is a DDA compliant toilet in both properties.

The properties have a distribution board and are connected to a fire alarm. Incoming tenants will be responsible in complying with building regulations for their fit out.

There is high speed internet connectivity to all units within the development, an initial connection charge will apply, further information is available upon request.



**ACCOMMODATION**

The accommodation provides the following gross internal areas.

Unit 1	527 Sq Ft	(49 Sq M)
Unit 2	474 Sq Ft	(44 Sq m)

As the units are adjacent to each other they can be combined.

**RATEABLE VALUE**

The properties have yet to be assessed for rates we would advise any interested parties to make any enquiries to Trafford MBC.

**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.

**RENTS**

Unit 1 - £28,500 per annum excl  
Unit 2 - £25,000 per annum excl

**SERVICE CHARGE**

A service charge will be levied for the upkeep of the common parts further information is available upon request.

**VIEWING**

Via the sole agents TFC on 0161 234 0777



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