



# TO LET

189 Ashley Road  
Hale  
Altrincham  
WA15 9SQ



**Prime ground floor retail unit with extensive basement storage in the centre of Hale Village**

- 541 Sq ft (50.32 Sq m) Ground floor unit
- Prime pitch
- Extensive dry basement storage
- Kitchen.
- Open plan.

Centurion House, 129 Deansgate,  
Manchester M3 3WR

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

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**TO LET**

**0161 234 0777**

**189 Ashley Road**

**Hale**

**Altrincham**

**WA15 9SQ**

**LOCATION**

The property is centrally located in a prominent position on Ashley Road in Hale village an affluent suburb of South Manchester.

**DESCRIPTION**

The property comprises a ground floor unit that is currently being used for retail sales.

Internally the unit is open plan with a ground floor toilet, a separate rear kitchen./ rear store room There is an extensive dry basement area currently used for storage.

The building is alarmed has an electric security shutter and has feature lighting and spotlights throughout. Heating is provided via wall mounted electric heaters and an air conditioning unit.



**ACCOMMODATION**

The accommodation provides the following area.

Ground Floor

Incl Stores 541 Sq Ft (50.32 Sq M)

Basement 471 Sq Ft (43.78 Sq m)

**EPC**

Available upon request.

**RATEABLE VALUE**

£20,750

**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**

£30,000 per annum excl

**VIEWING**

Via the sole agents TFC on 0161 234 0777



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