



TO LET

**Leigh Road
Hale
WA15 9EB**



Two newly constructed units in the centre of Hale village, suitable for a variety of uses.

- 750 -1,500 Sq Ft (70 – 139 Sq M)
- Available separately or combined
- Completion due October 2022
- New development
- Frontage to Leigh Road
- No food uses permitted

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

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WA15 9EB**



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 forms part of the redevelopment of the former Hale Library which comprises a new mixed residential and commercial development in Hale village.

The units are on the ground floor and front Leigh Road close to its junction of Ashley Road. The units are to be offered in a shell specification. Plans are available upon request.

The units would lend themselves to retail and office use.

ACCOMMODATION

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

| | Sq ft | Sq m |
|--------------|--------------|---------------|
| Unit 1a | 750 | 69.67 |
| Unit 1b | 750 | 69.67 |
| Total | 1,500 | 139.35 |

The units are available to let separately or combined.

RATEABLE VALUE

The units have yet to be rated. We would advise any interest parties to make their own enquires as to rates to the local authority.

EPC

Available upon request.

TERMS.

Our clients are seeking to let the unit on effectively full repairing and insuring terms for a term of years to be agreed.

RENT

Unit 1a £25,000 per annum excl.
Unit 1b £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.

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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