



TO LET

**Unit 6 Crown Passages
Hale,
Altrincham
WA15 9SP**



Two storey unit available within new retail & leisure development in the heart of the affluent village of Hale, South Manchester

- Newly completed unit of 3,638 sq ft (338 sq m)
- Immediately available
- 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

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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LOCATION

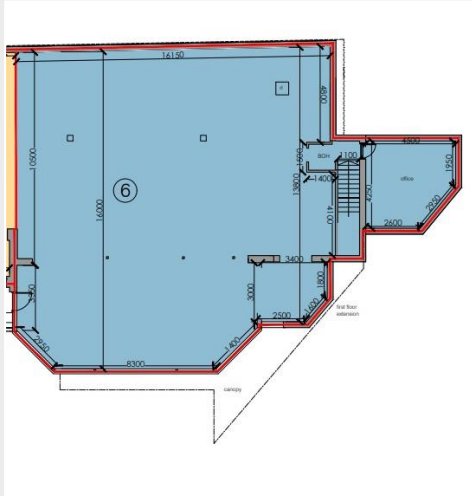
The units are centrally located in a prominent position within the newly complete Crown Passages Development just off Ashley Road in Hale village an affluent suburb of South Manchester.

DESCRIPTION

The unit has an entrance to the ground floor and provides open plan accommodation at first floor level ready for prospective tenant fit out.

The property has 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 6 3,634 Sq Ft (338 Sq M).

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 outgoings 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

Unit 6 - £90,000 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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