



TO LET

180-182 Ashley Road
Hale
Altrincham
WA15 9SF



Prime double fronted ground floor retail unit in the centre of Hale Village

- 1,367 Sq ft (127 Sq m) Ground floor unit
- Prime pitch
- Kitchen.
- Open plan.

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Manchester M3 3WR

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Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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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 has been used for retail sales.

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

The building is alarmed has a security alarm 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	1,367 Sq Ft	(127 Sq M)
Basement	250 Sq Ft	(23 Sq M)

EPC

Available upon request.

RATEABLE VALUE

£31,750

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

£50,000 per annum excl

VIEWING

Via the sole agents TFC on 0161 234 0777



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