



TO LET

202 Ashley Road,
Hale,
Altrincham
WA15 9SN



Prime ground floor retail unit with storage in the centre of Hale Village, suitable for alternate uses stp.

- 1,253 Sq ft (116 Sq m)
- Ground floor retail unit
- Basement storage
- Prime pitch adjacent to Sainsburys
- Kitchen.
- Open plan.
- Car parking to rear.

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

202 Ashley Road

Hale

Altrincham

WA15 9SN

LOCATION

The property is centrally located in a prominent position on Ashley Road in Hale village an affluent suburb of South Manchester. Nearby occupiers include Sainsbury, which is adjacent, Mark & Spencer, Tesco and Costa Coffee as well as a range of various retailer and food and beverage outlets.

DESCRIPTION

The property comprises a ground floor unit that has been used for retail sales.

The retail area is open plan and to the rear of this is a separate rear kitchen and store room as well as a WC. There is a rear walkway provides access to the large public car park on Cecil Road. There is a dry basement area currently used for storage.

The building is alarmed has a security alarm and has perforated security roller to the front elevation.



ACCOMMODATION

The accommodation provides the following area.

	Sq Ft	Sq M
Sales Area	529	49.14
GF Ancillary	264	24.53
Basement	460	42.73
Total	1,253	116.4

EPC

Available upon request.

RATEABLE VALUE

The current rateable value for 21/22 is £21,250

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

£30,000 per annum excl

VIEWING

Via the sole agents TFC on 0161 234 0777

Disclaimer: TFC (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TFC or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TFC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item; iii) no employee of TFC (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TFC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.