

TO LET

**902 SQ FT
(84 m²)**

**RETAIL UNIT WITHIN
AFFLUENT HALE
VILLAGE**



- **Excellent trading pitch**
- **Sought after suburban village**
- **Alternative uses considered STP**

**16 VICTORIA ROAD
HALE VILLAGE
CHESHIRE
WA15 9AD**

SOUTH MANCHESTER



LOCATION

Hale is one of South Manchester's most sought after locations for both commercial and residential accommodation. Hale village offers a wide variety of boutique retail and leisure facilities. Junction 6 of the M56 motorway is less than a 5 minute drive away and in turn provides direct access to the M60 and the North West's comprehensive motorway network.

DESCRIPTION

The premises comprises a retail unit arranged over ground and basement floors. The basement floor has good head height and is dry and fitted as a showroom.

The property has the following net internal floor areas:

Ground Floor	524 Square Feet
Basement	378 Square Feet

LEASE

The premises are offered by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

RENT

£17,000 per annum, exclusive of rates, outgoing and building insurance costs.

USE

The premises currently benefits from A1 use however other uses would be considered subject to planning.

RATES

The incoming tenant will be directly responsible for the payment of non-domestic rates for the premises. The RV is £12,500.

UTILITIES

All outgoings are the direct responsibility of the tenant.

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in the transaction.

VAT

Prices are quoted exclusive of, but maybe liable for VAT.

VIEWING

By appointment with Regional Property Solutions – 0161 927 7824

Date of publication –September 2018

Disclaimer: Regional Property Solutions Ltd 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 Regional Property Solutions LTD 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) Regional Property Solutions Ltd 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 of them. iii) No employee of Regional Property Solutions Ltd has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/pr 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 professional advice; v) Regional Property Solutions Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.