

PRIME CHESHIRE RETAIL UNITS TO LET



122 – 124 ASHLEY ROAD HALE VILLAGE CHESHIRE

SOUTH MANCHESTER

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



LOCATION

Hale is one of South Manchester's most sought after locations in 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 comprise two individual retail units which can be leased individually or collectively:-

Unit	Sq Ft	Rent
122 Ashley Road	GF 330 Basement 158	£19,000
124 Ashley Road	GF 406 Basement 319	£25,000

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

As detailed above, exclusive of business rates, service charges, outgoing and building insurance costs.

USE

The premises currently benefits from A1 use other alternative uses will be considered subject to planning. Interested parties should make their enquiries with TMBC.

RATES

The ingoing tenant will be directly responsible for the payment of non-domestic business rates for the premises.

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

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