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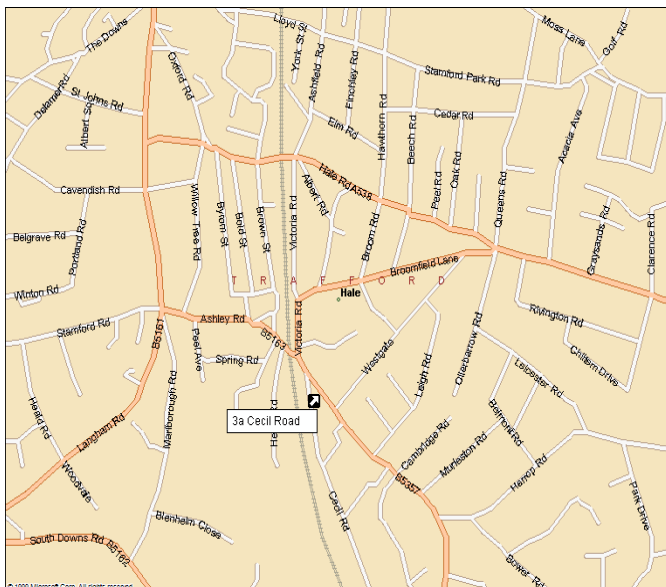


TO LET

562 sq.ft. (52.2 m²)

SELF-CONTAINED OFFICE SUITE

WITH CAR PARKING



3A CECIL ROAD HALE SOUTH MANCHESTER

LOCATION

The premises are prominently situated fronting Ashley Road in the center of the village. Hale village provides comprehensive retail, banking and other facilities while Hale station is within two minutes walk of the property.

Altrincham town centre lies approximately 1 mile to the north. Junctions 6, 7 and 8 of the M56 motorway are all within 5 minutes drive of the property and Manchester Airport is approximately 10 minutes away.

Consultant Surveyors
Commercial Property Consultancy, Disposals, Acquisitions and Management

DESCRIPTION

The premises form part of a terrace of properties of brick elevations under a pitched roof. The unit has its own entrance from Cecil Road and provides office accommodation over first and second (attic) floors together with kitchenette toilet facilities.

The accommodation has been carpeted and decorated throughout to a high standard, is lit by ceiling mounted track lighting and is single glazed. Heating is provided by a gas fired central heating system.

The premises provides the following approximate net internal areas:-

First Floor	421 sq.ft	(39.2m ²)
Second Floor	<u>141 sq.ft</u>	<u>(13.1m²)</u>
TOTAL	562 sq.ft	(52.2m²)

CAR PARKING

One car parking space at the rear of the premises is available.

LEASE

The premises are offered by way of a new lease, drawn on an effective Full Repairing and Insuring basis for a term of years to be negotiated, incorporating periodic upwards-only rent reviews at a rental of £13,000 per annum, exclusive of rates, outgoings and VAT.

RATES & INSURANCE

Under the terms of the lease, the tenant will be responsible for the payment of non-domestic business rates and contribute towards the cost of building insurance.

LEGAL COSTS

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

VAT

Rentals and outgoings are quoted exclusive of, but may be liable for VAT.

VIEWING

By appointment with Regional Property Solutions - 0161-927-7824.

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