



TO LET

**Unit 9 Crown Passages
Hale,
Altrincham
WA15 9GN**



First floor unit available within retail & leisure development in the heart of the affluent village of Hale, South Manchester, suitable for a variety of uses.

- 346 Sq Ft (32.14)
- Immediately available
- Central village location
- Suitable for a variety of uses including retail, food and leisure uses.
- Car parking directly in front of development.

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

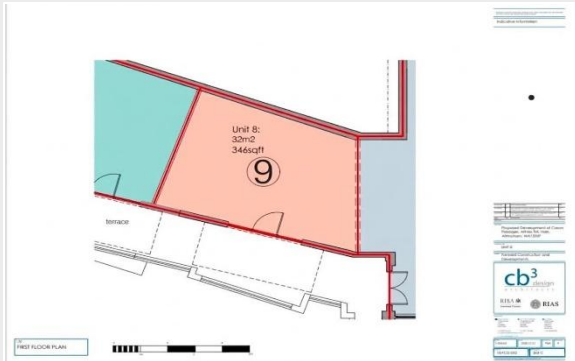
**Unit 9 Crown Passages
Hale,
Altrincham
WA15 9GN**

LOCATION

The unit is centrally located in a prominent position within the Crown Passages Development just off Ashley Road in Hale village an affluent suburb of South Manchester.

DESCRIPTION

The unit has an entrance from the first-floor balcony which is accessed via stairs and has a disability access lift. The property provides open plan accommodation at first floor level ready for occupation. There is a single WC and a small sink within the unit.



ACCOMMODATION

The accommodation provides the following gross internal areas.

Unit 8 346 Sq Ft (32.14 Sq M).

RATEABLE VALUE

£11,250. The rateable value is below the Small Business Rate relief scheme which means qualifying companies will be exempt from business rates.

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

Unit 9 - £14,500 per annum excl

SERVICE CHARGE

A service charge will be levied for the upkeep of the common parts further information is available upon request.

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.