

166 Ashley Road.

Hale, Altrincham, WA15 9SF

RPS Regional
Property
Solutions



To Let

721 sq ft
(66.98 sq m)

£26,000 per annum

**Prominent retail unit
in the heart of Hale Village**

- Outstanding visibility
- High street presence
- Attractive frontage
- Free off-street parking
- Sought after Hale village location
- Nestled among a vibrant array of independent high quality shops, restaurants and professional services

r-p-s.co.uk
0161 927 7824

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Summary

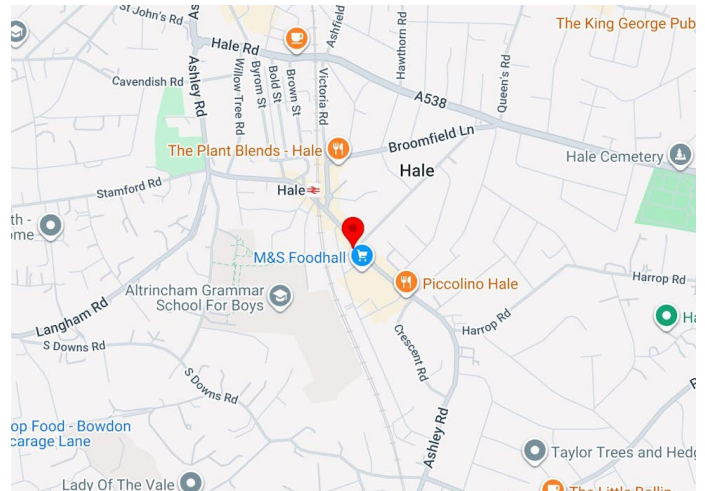
Available Size	721 sq ft / 66.98 sq m
Rent	£26,000 per annum
EPC	Upon enquiry

Description

Hale is one of South Manchester's most sought-after locations, with an excellent mix of leisure and retail amenities. Positioned on Ashley Road in the centre of the village, the property is within easy walking distance of Hale railway station, offering direct access to both the city centre and Altrincham Interchange.

Ashley Road is a bustling and well-regarded high street, featuring a diverse mix of retail, restaurant, and bar operators. The area benefits from the presence of well-known brands such as Costa Coffee, Sainsbury's, and PizzaExpress, contributing to its strong footfall and appeal.

The property comprises a prominent ground floor retail unit with ancillary accommodation to the rear and basement storage. The unit benefits from an expansive glazed frontage, providing excellent visibility and natural light, together with a dedicated rear parking space for one vehicle.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Ground Floor	576	53.51	Available
Unit - Basement	145	13.47	Available
Total	721	66.98	

Lease

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

Rates

The ingoing tenant will be directly responsible for the payment of non-domestic business rates for the premises. RV £24,500.

Utilities

The property benefits from mains Water and Electricity.

Legal Costs

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

VAT

The property is currently not VAT elected.

All enquiries

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