



SHAPE&SATE

4 Springfield Road, Stanley Square, Sale, M33 7XZ
Leisure, Retail To Let | £60,000 per annum inclusive of service charge | 4,688 sq ft
Retail/Leisure Opportunity

4 Springfield Road, Stanley Square, Sale, M33 7XZ

Summary

- Rent: £60,000 per annum inclusive of service charge
- Business rates: £19,458 per annum
- Lease: New Lease

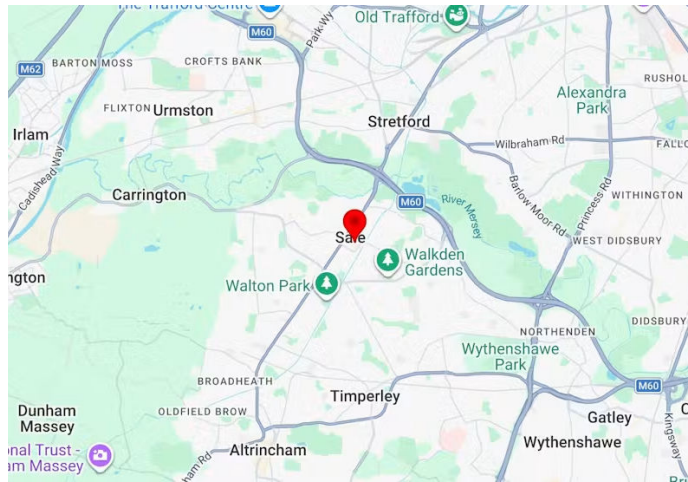
Contact & Viewings



Nicola Harrington
0161 706 4444 | 07971 183165
nicola@shapeandsate.com



Alex Haigh
0161 706 4444 | 07737 910932
alex@shapeandsate.com



Description

This unit is situated in the Stanley Square Shopping Centre scheme in Sale town Centre, outward facing onto Springfield Road. The Centre has been transformed in the last 5 years into a thriving scheme. Now serving its local catchment as well as drawing in from further afield with its eclectic mix of retailers, F&B provision and boutique cinema.

Nearby occupiers Boots, Northern Lights Cinema, Pure Gym, Joe & Co, Blanchflower, Flock, Pray Tell, Folie, Idaho, Petisco, The Works and Solace Studio.

Location

Sale is one of South Manchester's best-connected towns, just five miles south of the city centre with easy access to the M60 and M56. The Bridgewater Canal runs through the heart of the town, linking Altrincham to the south with Manchester city centre to the north. Multiple Metrolink stations serve the area, with the town centre stop just a three-minute walk away.



Stanley Square sits in the centre of Sale, accessed via School Road, Hereford Street and Springfield Road. The wider Trafford borough offers strong demographics, well-regarded schools and a desirable housing stock.

Accommodation

Name	Floor/Unit	sq ft
Ground - 4 Springfield Road	Ground	4,688
Total		4,688

Rates

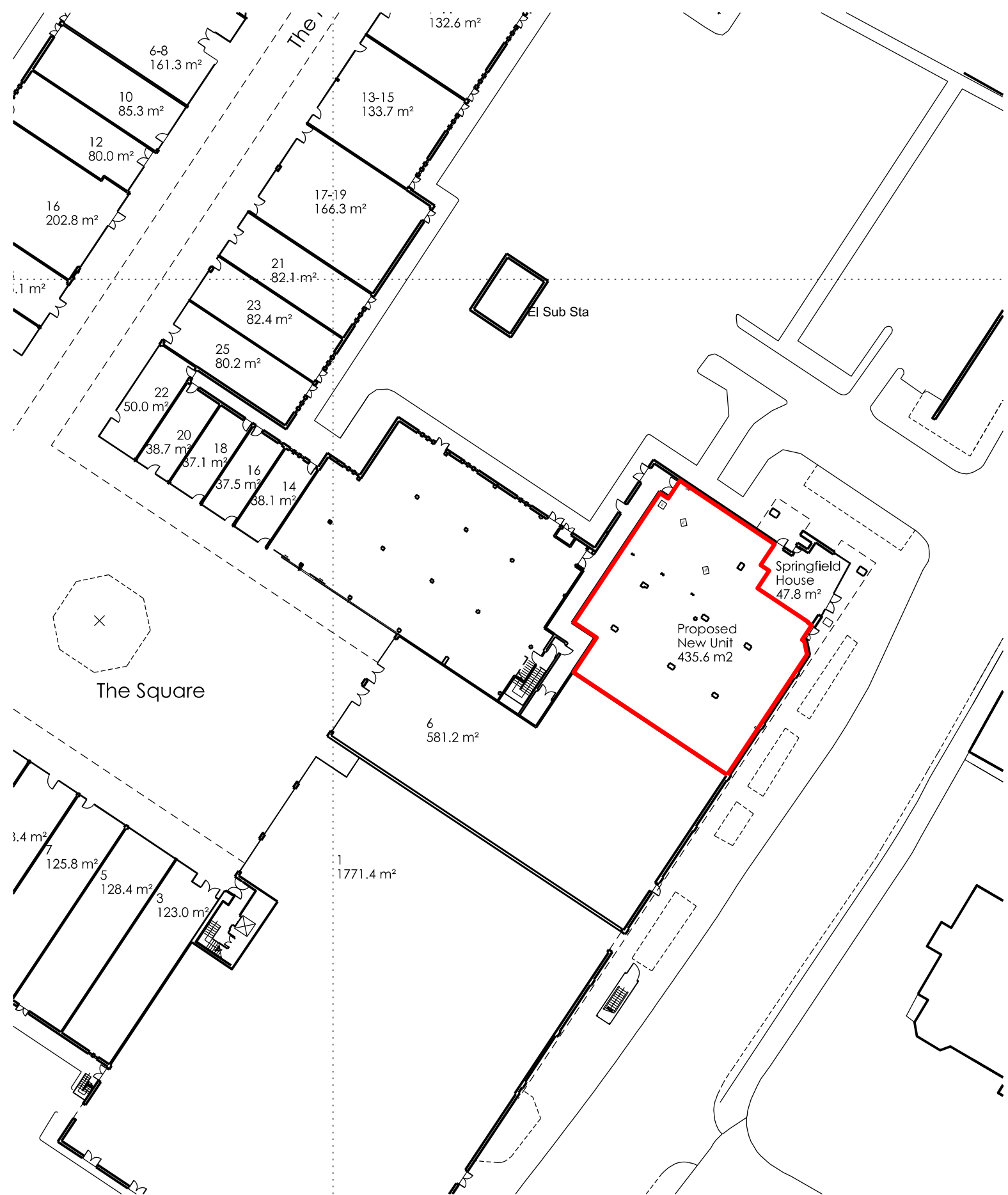
Interested parties should make their own enquiries with the local rating authority.

AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.







Revision	Date	Amendment	Initials
Project / Client:			Project Ref:
The Square Shopping Centre, Sale			North : 
Drawing No. :			Scale :
SK102			1:500
Drawing Title:			Drawn :
Proposed New Unit - Option 02			SR
			Date :
			Nov 2015
			Checked :
			SR
			Date :
			Nov 2015



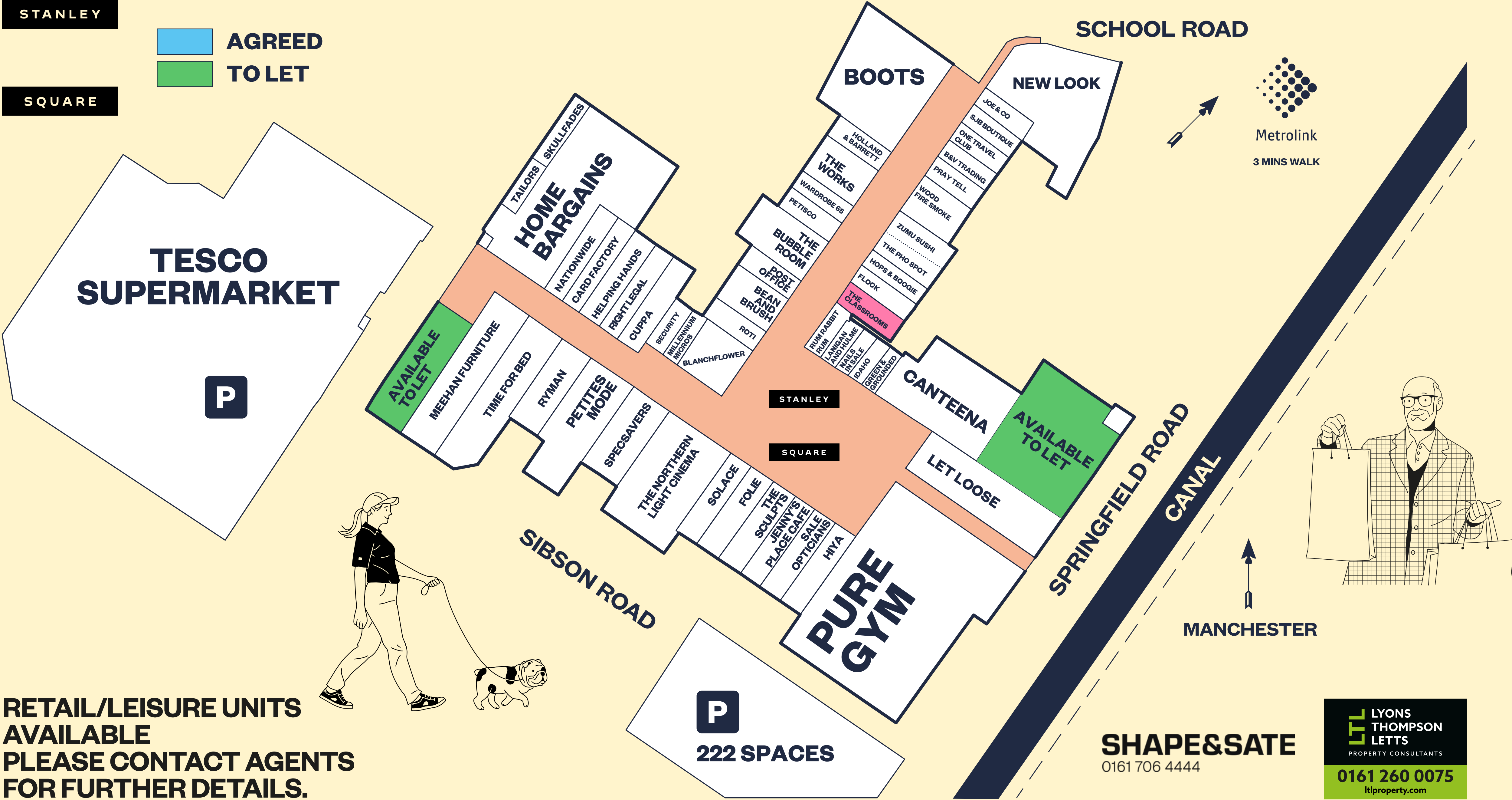
b3 architects llp

Audley House, Berechurch Hall Road, Colchester, Essex CO2 9NW
 Telephone 01206 562946
 Email : architects@b3-architects.co.uk

STANLEY

SQUARE

AGREED
TO LET



RETAIL/LEISURE UNITS
AVAILABLE
PLEASE CONTACT AGENTS
FOR FURTHER DETAILS.