



11A Ashton Lane, Sale, M33 6WT

TO LET

A traditional ground floor retail unit with rear storage set in a convenient location just a short walk from Stanley Square in Sale Town Centre.

Suitable for a variety of retail uses.

£13,850 PA

LOCATION

The property is located a short walk from Sale town centre situated on a parade of other retail properties.

DESCRIPTION

The property comprises a ground floor retail unit with rear office, store room and W/C. The property benefits from a traditional shop fit out with external security shutters. The property is suitable for a variety of retail uses including professional services.

ACCOMMODATION

Retail zone A

Internal Storage

NIA 51.5 sqm (554 sq ft)

LEASE TERMS

The premises is available by way of a new lease.

Lease term negotiable.

Each party will meet their own legal fees.

SERVICE CHARGE

A variable service charge applies to cover insurance and external communal areas.

RATES

Trafford Council advise that the premises is assessed for business rates as follows:-

Rateable Value £7,500

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. The 2024/2025 scheme currently provides 75% relief to eligible occupied retail, hospitality and leisure property.

RENT

£13,850 pa exclusive of rates, all outgoings and insurance costs.

VAT

Prices are quoted exclusive of, but maybe liable for VAT.

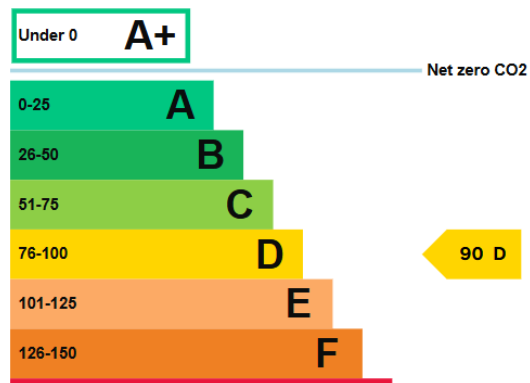
UTILITIES

All outgoings to be the responsibility of the occupier and paid direct to suppliers.

LEGAL COSTS

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

EPC



VIEWINGS

By appointment call our office on 0161 941 4228

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective tenants will be required to provide proof of ID and address before any offer can be reported to solicitors.