

HALE BARNES - UNIT 1 THE SQUARE



TO LET PROMINENT CORNER UNIT IN AFFLUENT MANCHESTER SUBURB

- Prominent corner unit, facing on Hale Road and entrance to the centre
- Hale Barns is an affluent suburb of Manchester, situated off Junction 6 of the M56 and 2 mile east of Altrincham
- Occupiers in the scheme include a 30,000 sqft ASDA Supermarket, as well as Costa, Pets Corner and a range of independent occupiers
- 160 space 3-hour free car park
- Available subject to Vacant possession

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DESCRIPTION

Ground floor retail unit in neighbourhood mixed use scheme, anchored by an ASDA supermarket.

The unit occupies a prominent corner location at the entrance to the centre. The unit has reach loading access, and the possibility of external seating to the front (available by separate arrangement).

TERMS

A new effectively full repairing and insuring lease by way of a Service Charge, for a term to be agreed, subject to upward only rent reviews.

EPC

EPC rating (E) 101

SERVICE CHARGE

The current service charge estimate is £7,028.20 pa

RATES

Rateable Value: To be reassessed

Interested parties are advised to make their own enquiries with the Local Authority

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FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	3,573 sq ft	331.94 sq m

RENTAL

£30 per sq ft

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

VIEWING

For an appointment to view, please contact:

Dan Turner
07917 022 524
dant@jacksoncriss.co.uk

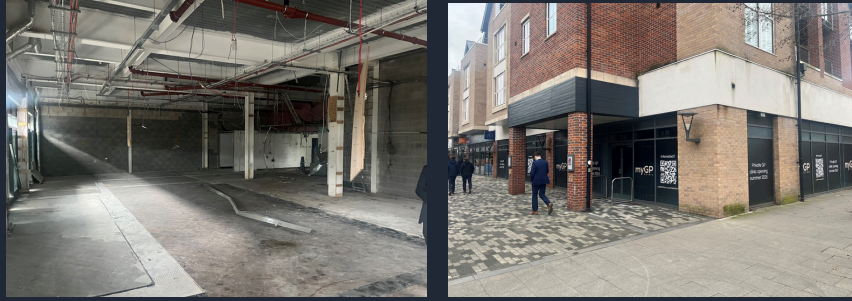
Subject to Contract & Vacant Possession

AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed.

An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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