

## GROUND FLOOR RETAIL UNIT TO LET

**8/10 GREEN LANE, ASHTON-ON-MERSEY, SALE,  
GREATER MANCHESTER, M33 5QH**



**TO  
LET**

- ◆ **Double fronted shop.**
- ◆ **Prominent corner location in busy retail parade.**
- ◆ **1,439 sq ft (133.7 sq m) Net Internal Area.**

## 8/10 GREEN LANE, ASHTON-ON-MERSEY, SALE, GREATER MANCHESTER, M33 5QH

### DESCRIPTION

Ashton-on-Mersey is an affluent village situated approximately 6 miles south of Manchester City Centre.

The premises comprise a double fronted shop unit forming part of a parade where other retailers nearby include Coop and Tesco Express, as well as numerous independent retailers.

Customer car parking is available immediately to the front of the property.

The property benefits from a dedicated rear service yard.

### ACCOMMODATION

The premises are arranged over ground floor only and comprise the following approximate areas and dimensions:

Gross Frontage: 40 ft 4 in ( 12.31 m)

Internal Width: 38 ft 11 in (11.85 m)

Shop Depth: 38 ft 9 in (11.81 m)

**Net Internal Area: 1,439 sq ft (133.7 sq m)**

Plus 2 x WCs.



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### LEASE

The premises are available on a new 10 year lease subject to rent review after 5 years.

### RENT

£30,000 per annum exclusive.

### EPC

A full copy of the EPC is available upon request.

### SERVICE CHARGE

A service charge will be applied for the maintenance and up keep of common parts of the building and external areas.

### RATEABLE VALUE

We are informed the property has a rateable value of £23,250.00.

We understand that the rateable value from 1st April 2023 is £27,250.00.

### VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT.

### LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the transaction.

### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on

[www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented.

### VIEWS

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett

Mobile: 07836 339 350

Email: [SPerrett@cheetham-mortimer.com](mailto:SPerrett@cheetham-mortimer.com)

### ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

### SUBJECT TO CONTRACT NOVEMBER 2022



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