

## RETAIL PREMISES TO LET

21 WASHWAY ROAD, SALE, MANCHESTER M33 7AD



**TO  
LET**

- ◆ **Prime location fronting A56, Washway Road.**
- ◆ **Double-fronted shop.**
- ◆ **Adjacent 60 space M&S car park.**
- ◆ **Rear doors for customer access / servicing.**

## 21 WASHWAY ROAD, SALE, MANCHESTER M33 7AD

### LOCATION

Sale is an affluent town located within Trafford, Greater Manchester. It is situated approximately 6 miles south of Manchester City Centre. The town benefits from excellent communications, being in close proximity to the M60 and linked to the city centre by both the A56 and tram network.

The unit is situated on Washway Road, the principal arterial route linking the city centre to affluent South Manchester and Cheshire. It is adjacent to an M&S Food Hall and car park.





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## ACCOMMODATION

The unit is arranged over ground floor only and provides the following approximate areas and dimensions:

### Ground Floor

Gross frontage: 51 ft (15.5 m)

Internal Width: 50 ft (15.2 m)

Depth: 77 ft, 7 in (23.67) maximum

Area: 3,133 sq ft (291.1 sq m) - Gross Internal Area.



The floor plan shows a large rectangular building divided into two main units, Unit A (top) and Unit B (bottom). A central corridor area contains a stairwell labeled 'Res. stair' and a 'Residential Entrance'. To the right of the entrance is a 'Bin Store'. The entire central corridor and entrance area are outlined in red. Unit A and Unit B are labeled in large, light blue text. The plan also shows various doors, windows, and structural elements like walls and stairs.



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### SERVICE CHARGE

A service charge applies to the maintenance of common parts. Further details on request.

### RATEABLE VALUE

We understand the property has a rateable value of £50,000. We recommend you make your own enquiries to verify this.

### LEASE

The property is available on a new full repairing and insuring lease for a term of 10 years, subject to rent review on the fifth anniversary at a commencing rent of **£60,000 per annum** exclusive. .

### EPC

The premises have an energy performance asset rating of B. A full copy of the EPC is available upon request.

### LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the preparation and execution of the new lease.

### VAT

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

### 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.

### 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.

### VIEWINGS

Strictly by appointment with joint agents:

#### Cheetham & Mortimer:

Contact: Stephen Perrett  
Mobile: 07836 339 350  
Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

Or

#### Thomas Willmax:

Contact: Sarah Hawkins  
Phone: 0161 905 3555  
Email: [sarah@thomaswillmax.co.uk](mailto:sarah@thomaswillmax.co.uk)

**SUBJECT TO CONTRACT**  
**OCTOBER 2025**



**@MRRETAILEXPERT**

**in**

**WWW.CHEETHAM-MORTIMER.COM**