

RETAIL PREMISES TO LET

**UNIT A1, 21 WASHWAY ROAD, SALE,
MANCHESTER M33 7AD**



**TO
LET**

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

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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 (A56), 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: 24 ft (7.3 m)

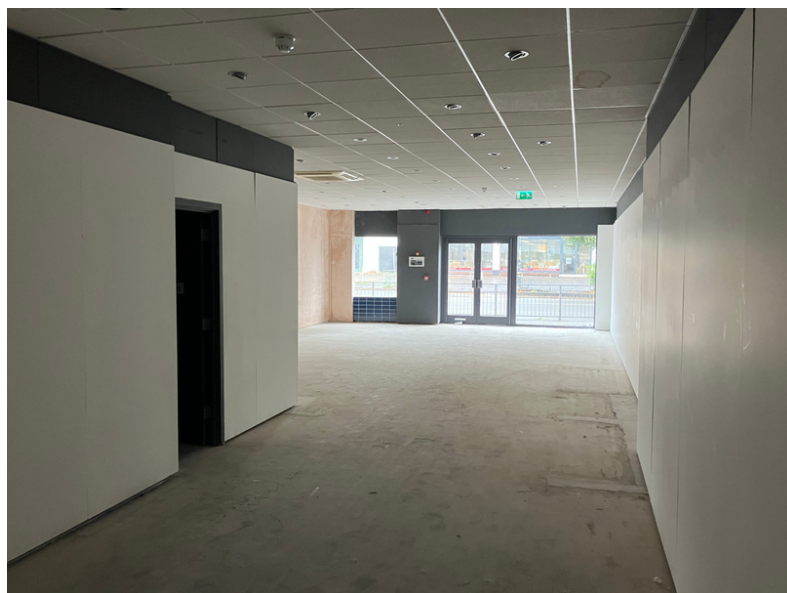
Internal Width: 22 ft. 7 in (6.9 m)

Depth: 72 ft, 6 in (22.1 m)

Net Sales Area: 1,224 sq ft (113.7 sq m)

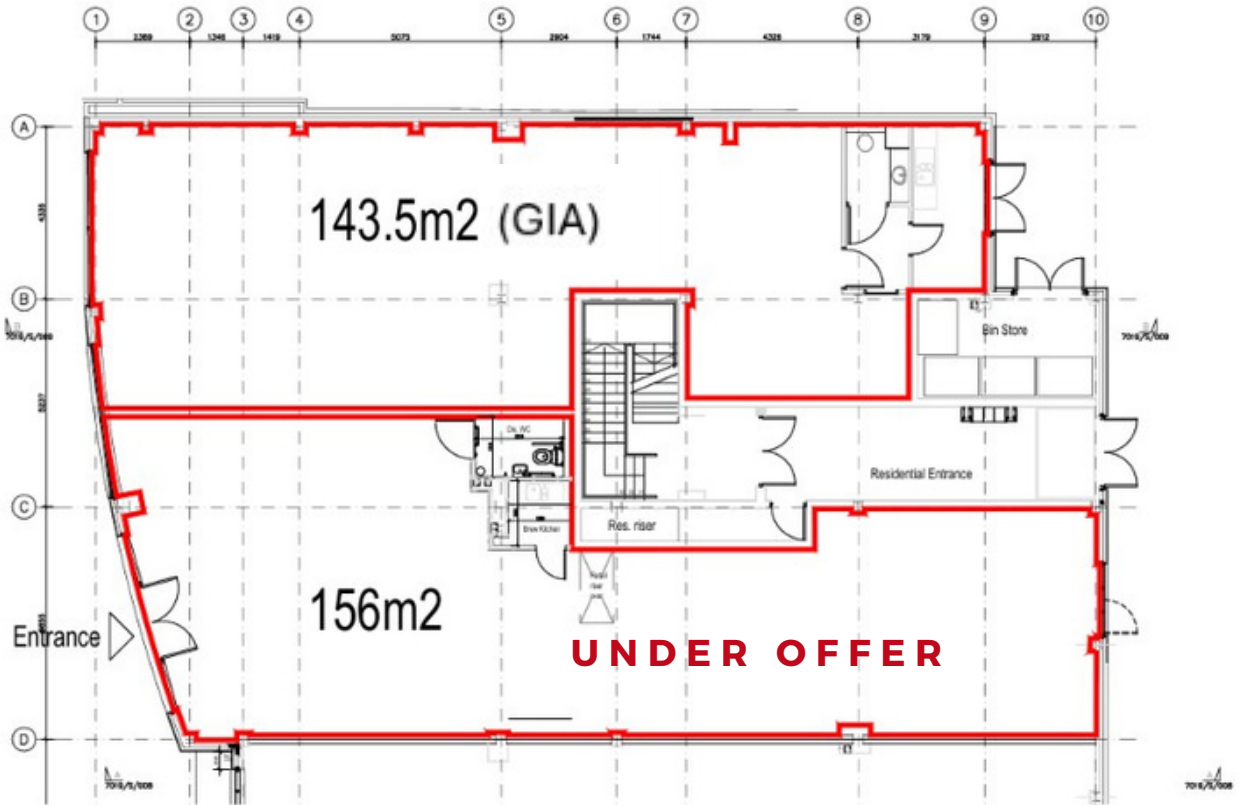
Plus WC and Kitchen.

Plans available upon request.



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FLOOR PLAN



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SERVICE CHARGE

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

RATEABLE VALUE

The unit is still to be assessed for Business Rates.

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 **£27,500 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

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

Or

Williams Sillitoe:

Contact: Simon Gardner
Phone: 01625 800066
Email: sg@willsill.co.uk

SUBJECT TO CONTRACT
SEPTEMBER 2026



@MRRETAILEXPERT

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WWW.CHEETHAM-MORTIMER.COM