



## Stanley Square, Sale, Manchester, M33 7XZ

Stanley Square, refurbished retail space in the heart of Sale town centre.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	800 to 3,000 sq ft / 74.32 to 278.71 sq m
<b>Rent</b>	Rent on Application
<b>Service Charge</b>	Upon Enquiry
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

### Key Points

- Extensive redevelopment in 2021
- Units from 800 sq ft - 3,000 sq ft
- Planning consent for 202 new residential units on part of the site and new car park

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<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	£500 per space / annum approximately per year
<b>EPC Rating</b>	Upon Enquiry

## Description

Stanley Square is a shopping centre in Sale town centre, originally constructed in the 1960s. It is now having an extensive refurbishment to the open air part of the scheme. There is also planning consent for 200 new flats on part of the site. Major high street occupiers include Boots, Wilkos and Quality Save. There are available units from 2021 within the refurbished Mall area.

## Location

Located just 5 miles South of Manchester city centre. Sale is one of best connected towns in South Manchester with close access to the M60 and M56, the Bridgewater Canal runs through the middle of the town. 2 Metrolink stations and a very affluent catchment. Stanley Square is located off School Road the main high street through the town. The area has excellent schools and desirable housing stock.

## Specification

The available retail units are being white boxed and stripped back, at handover they will be in a condition for a tenant to move straight into. On the smaller units the specification to include new lighting, electrics, walls and ceilings painted, new shop fronts.

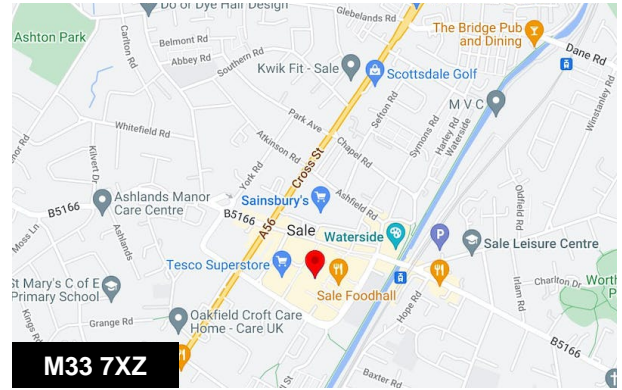
Larger units condition varies.

## Viewings

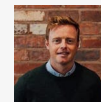
Please contact Alex or Nicola at Sixteen Real Estate

## Terms

Terms to be agreed, but looking for a minimum term of 3 years. We have a few units where we will consider short term lettings.



## Viewing & Further Information



**Alex Haigh**

07737 910 932

[alex@sixteenrealestate.com](mailto:alex@sixteenrealestate.com)

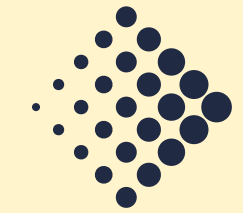
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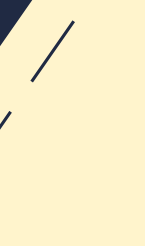
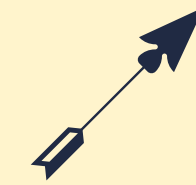
STANLEY

SQUARE

SCHOOL ROAD



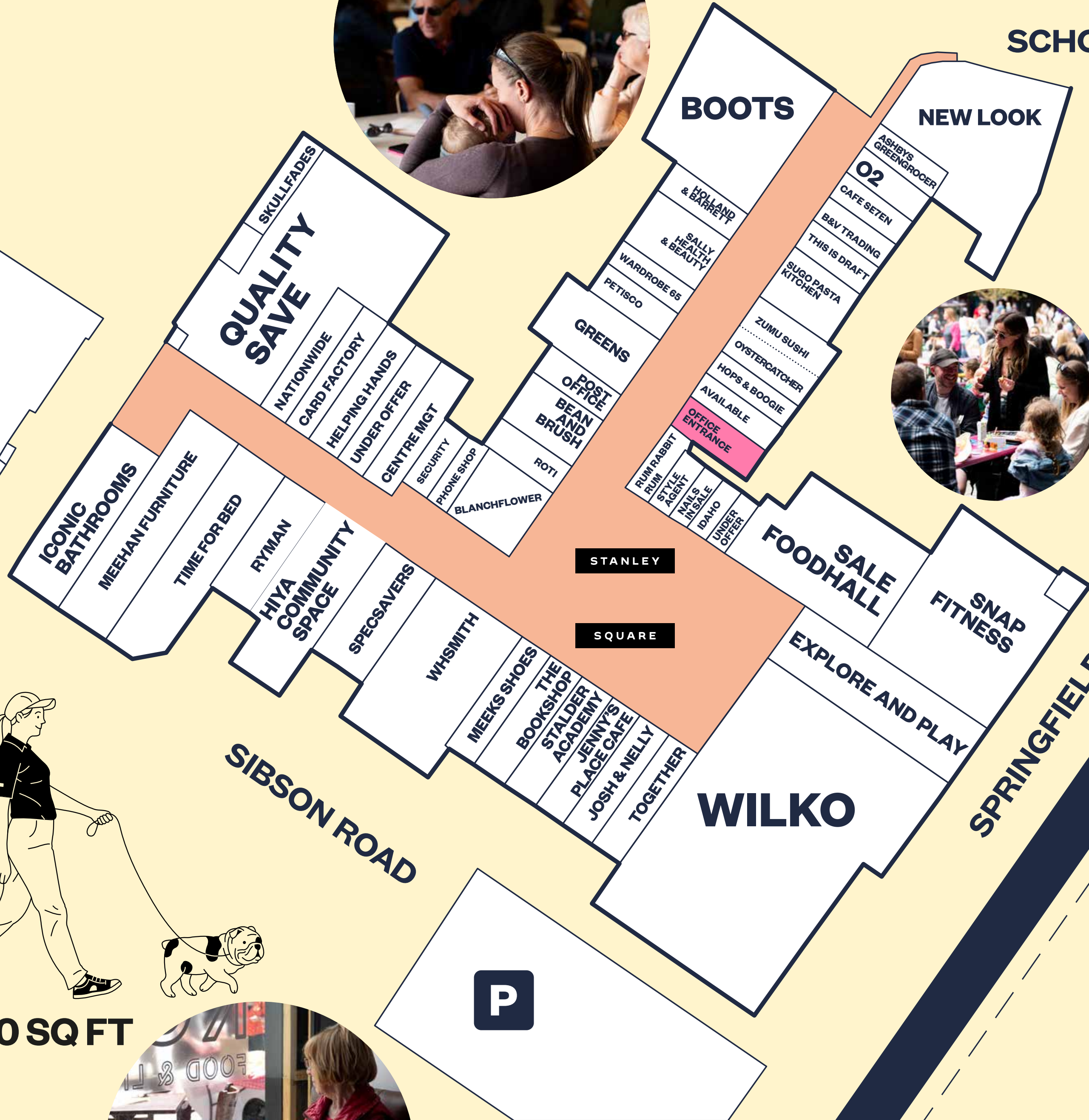
Metrolink  
3 MINS WALK



MANCHESTER



**RETAIL/LEISURE UNITS  
AVAILABLE FROM 300-4,000 SQ FT  
PLEASE CONTACT AGENTS  
FOR FURTHER DETAILS.**



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**0161 461 1616**

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**0161 260 0075**  
ltlproperty.com

STANLEY

SQUARE

CHANGING  
THE SHAPE  
OF A  
SQUARE



STANLEY

SQUARE

**CALLING  
ALL THE  
VISIONARIES  
TRAILBLAZERS  
INNOVATORS  
FOUNDERS  
&  
PIONEERS**





**4.6%  
FOOTFALL  
INCREASE**

**PARKING  
UP YTD  
36%**

**OCCUPANCY  
LEVELS OVER  
90%**

**50,000  
VISITORS  
PER  
WEEK &  
RISING**

**SUCCESSFUL  
MONTHLY  
MAKERS  
MARKETS**

**COMMUNITY  
HUB OPENING  
SOON**

**NEW UNITS  
OPENING  
SOON**

STANLEY

SQUARE



## DEVELOPERS BEHIND STANLEY SQUARE, ALTERED SPACE ARE WORKING TOWARDS DELIVERING A REVITALISED TOWN CENTRE FOR SALE.

Recognising the opportunity and need for change Altered Space have produced a considered three Phased Regeneration plan for Sale, with a particular focus on town centre living, night time economy, enhanced connectivity and quality public realm.

In **March 2019** planning permission was achieved for **202** high quality residential units, **33,000 sq ft** of new build commercial & leisure space, a cinema and **340** space multi storey car park.

Further improvements, to be delivered in 2020, will include an exciting refurbishment of The Mall to create modern spaces to trade with bespoke shop fronts, outdoor areas and flexible offices above.

Sale deserves a re worked and vibrant town Centre scheme to meet the needs of it's growing catchment area.

Altered Space are hands on developers with a passion for People and Places.

### WE ARE SEEKING LIKE-MINDED INDIVIDUALS TO OCCUPY SPACE AND HELP DELIVER OUR VISION.



# WHY SALE?





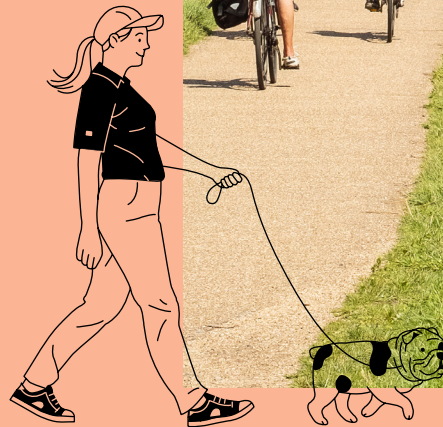


**SALE IS A LARGE TOWN (BOROUGH OF OVER 134,000 PEOPLE) LOCATED JUST OVER 5 MILES WEST OF MANCHESTER CITY CENTRE.**

It is one of Manchester's most well connected commuter towns, served by 2 metrolink lines, proximity to junctions 4,5 and 6 of the M60/M56, cycle route to and from Manchester along the Bridgewater canal and bus services providing links throughout the local and wider area.

The catchment is predominantly mid-affluent following its growth as a major commuter destination.

Sale is known for its desirable schools and housing stock. We want the town centre to become the heartbeat of the local borough and a standout destination in Greater Manchester.





# THE PAST

**SALE HAS A RICH HISTORY OF INGENUITY, CREATIVITY AND ENTREPRENEURIAL SPIRIT.**

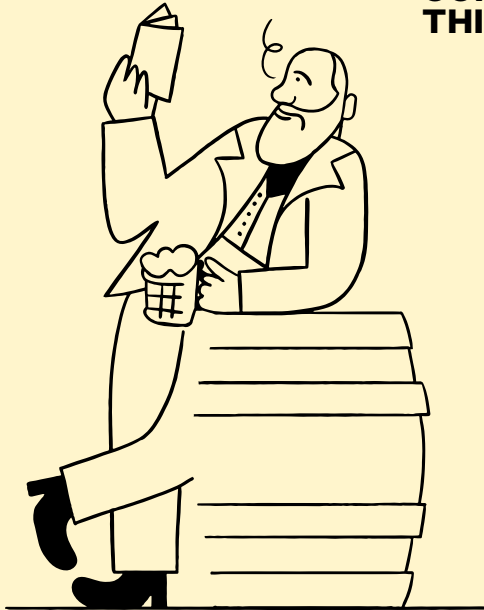
**WE WANT TO CONTINUE THIS TRADITION.**

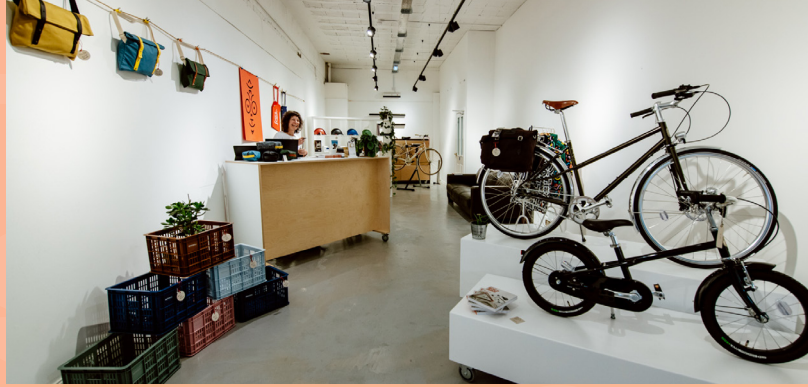
Did you know that George Best once owned a menswear shop in Sale or that James Prescott Joule was a micro brewer in Sale before going on to discover 'Joules Law' in 1840.

The history of Sale is a varied and interesting one with residents and those born or raised here providing years of the kind of 'will do' attitude we like.

STANLEY SQUARE is offering a chance for the next generation of visionaries to be part of the future of Sale.

We are calling out for the innovators and pioneers who wish to help make a change to the area.





**WE HAVE ENGAGED THE COMMUNITY AND LISTENED TO WHAT THEY HAVE SAID AND DELIVERED A SERIES OF POP UPS THAT HAVE CAPTIVATED LOCAL INTEREST.**

Initially aimed at bringing activity to vacant units it has quickly become a major source of occupier interest for long-term propositions in the scheme, which in turn will help re-shape the future offer.

**IF YOU ARE A START-UP BUSINESS WITH PASSION AND DETERMINATION WE WILL TRY TO ASSIST YOU ON YOUR JOURNEY.**



**WE HAVE ALSO CREATED A NEW COMMUNITY STYLE SPACE FOR HIRE. CREATIVELY CALLED 'HIYA' THE IDEA HAS BEEN CREATED TO FURTHER ENGAGE THE LOCAL COMMUNITY WITH A SPACE THEY CAN CALL THEIR OWN.**



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**HISTORICALLY STANLEY SQUARE IS RIGHT AT THE HEART OF SALE AND REMAINS THE TOWN SQUARE TODAY. AS SUCH WE HAVE MADE SURE LOCAL EVENTS HAPPEN REGULARLY IN THIS SPACE.**

The hugely popular monthly Sale Makers Market, Sale Festival, Sale Arts Trail and Christmas Lights switch on are just some of the events that happen in this space - with lots more exciting ideas in the pipeline.

**Be part of STANLEY SQUARE and make use of this space!**

# LOCAL EVENTS IN THE HEART OF SALE



# RE-DEVELOPMENT OF STANLEY SQUARE

The new look and feel of STANLEY SQUARE has been designed to bring life to the town centre with a particular focus on town centre living creating a night time economy and work spaces during the day.

Accessibility is a key part in achieving the success of the Centre's future; opening up the scheme from the South and linking School Road through to Sibson Road means we are open and connected to the community.

The design embraces the need for better public realm within the town centre and includes the provision of a new south facing square as well as a comprehensive overhaul of the existing town square, creating a destination in its own right.



# RE- DEFINE STANLEY SQUARE

In 2019 we took the opportunity to strip back several of the dated redundant shops.

Ripping out suspended ceilings creating lighter/airy spaces with high ceilings and modern lighting. The work to remove the canopies will create spaces with more natural light and larger shop fronts.

All of this work will be redefining the streetscape whilst remaining sympathetic to the original architecture.



**BE PART  
OF THE CHANGES  
IN SALE.**

**RETAIL/LEISURE  
UNITS AVAILABLE  
FROM  
300—4000 SQ FT.**



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# STANLEY SQUARE ILLUSTRATIVE IMAGES 2020 —2021

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**PHASE 2A**

**SQUARE**



**EXISTING VIEW FROM SCHOOL ROAD**



**PROPOSED VIEW FROM SCHOOL ROAD**

**STANLEY**

**SQUARE**

**PHASE 2A**



**EXISTING VIEW ALONG THE MALL LOOKING SOUTH**



**PROPOSED VIEW ALONG THE MALL LOOKING SOUTH**

**STANLEY**

**SQUARE**

**PHASE 2A**



**EXISTING VIEW ALONG THE MALL LOOKING NORTH**



**PROPOSED VIEW ALONG THE MALL LOOKING NORTH**

**STANLEY**

**PHASE 2A**

**SQUARE**



**EXISTING VIEW OF TOWN SQUARE LOOKING NORTH**



**PROPOSED VIEW OF TOWN SQUARE LOOKING NORTH**

**STANLEY**

**PHASE 2A**

**SQUARE**



**EXISTING VIEW OF MARKET WALK ENTRANCE**



**PROPOSED VIEW OF MARKET WALK ENTRANCE**

**STANLEY**

**PHASE 2A**

**SQUARE**



**EXISTING VIEW OF TOWN SQUARE LOOKING EAST**



**PROPOSED VIEW OF TOWN SQUARE LOOKING EAST**

**STANLEY**

**PHASE 2A**

**SQUARE**



**EXISTING VIEW OF TOWN SQAURE LOOKING WEST**



**PROPOSED VIEW OF TOWN SQUARE LOOKING WEST**