



 0  
Bedroom

 0  
Bathroom



C & R Hulme are delighted to offer this large retail unit within Sale Town centre with large corporate occupiers such as boots, vodafone. and caffe nero and many more all in close proximity. The property is ground floor measuring a total gross internal area of 2300Sqft (214sqmtr) and consists of a large glazed frontage with 100 sqmt retail area and then back offices.. Great location with all amenities close by. New terms to be agreed

**Main Retail Area** 17.51m x 5.75m (57' 5" x 18' 10")

Large frontage with full glazed door, Electric shutters, Tiled floor, spot lights and range of power points

**Hallway** 4.70m x 1.74m (15' 5" x 5' 9")

Inset light, Power points

**Office** 4.50m x 3.29m (14' 9" x 10' 10")

Inset lighting, range of power points.

**Open Back Office** 10.27m x 10.25m (33' 8" x 33' 8")

Maximum points. Vinyl flooring, suspended ceiling with inset lights, range of power points. Slopped area. Rear access door.

**Female W.C** 2.25m x 1.63m (7' 5" x 5' 4")

Window to rear. W.C & Handwash basin

**Male W.C** 2.25m x 1.56m (7' 5" x 5' 1")

Window to rear. W.C & Handwash basin

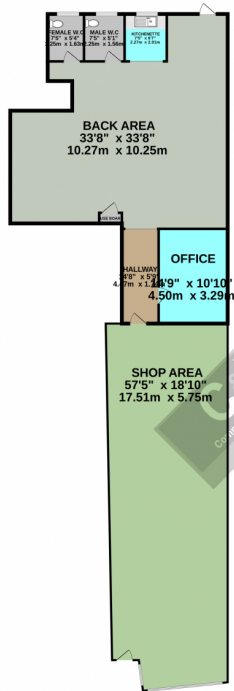
**Kitchenette** 2.25m x 2.01m (7' 5" x 6' 7")

Floor & wall units, worktop with inset sink

#### **Terms**

Lease: £ 35,000.00 Per annum. New terms to be agreed Service charge: To be agreed Rateable value 23/24: £22,000.00 Rates Payable 23/24: £11220.00 per annum VAT:  
Prices quoted are exclusive of, however maybe liable for VAT

GROUND FLOOR  
2303 sq.ft. (214.0 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 2303 sq.ft. (214.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Interopti C2024.

