

**UNIT 1 MILLFIELD COURT, VICTORIA ROAD, HALE, WA15 9BF**



“ Prominent ground floor retail unit  
in the centre of Hale ”

**TO LET**

**FROM 575 SQ FT TO  
1,255 SQ FT**

**t: 01625 800 066  
t: 01565 260 000**

## LOCATION

Hale Village is a highly sought after location in South Manchester, offering a variety of leisure and shopping facilities.

The property is the heart of the village directly opposite Hale railway station, which provides access to Manchester city centre, Altrincham Interchange and neighbouring Cheshire towns.

The village boasts a number of national and regional occupiers including; Cibo, Pizza Express, M&S, Victors and Costa Coffee. Whilst also being home to a number of highly successful independent retail/ leisure operators.

Parking for customers is available immediately outside the property on Victoria Road and in the Train Station Car Park.

## AVAILABILITY

Ground Floor Unit 1: 575 sq ft

Ground Floor Unit 2: 719 sq ft

**Full unit: 1,255 sq ft**

## DESCRIPTION

The retail premises forms part of the Millfield Court Development, a predominantly residential scheme with two ground floor retail units.

The property benefits from a glass frontage overlooking Victoria Road ensuring maximum visibility to passing traffic and footfall.

The main shop entrance, also fully glazed, is highly visible from Ashley Road, the villages High Street.

Internally the demise comprises a large open plan retail area, with a small office, kitchen and WC to the rear.

## RENT

Unit 1: £23,500 per annum plus VAT

Unit 2: £29,000 per annum plus VAT

Full Unit: £52,500 per annum plus VAT

## RATES

Current Rateable Value: £38,500

## SERVICE CHARGE

A Service Charge will be payable to the landlord for the upkeep of the wider development. The charge for the current year is approximately £975.

## SERVICES

It is understood that all main services are made up and connected to the property.

## LEGAL COSTS

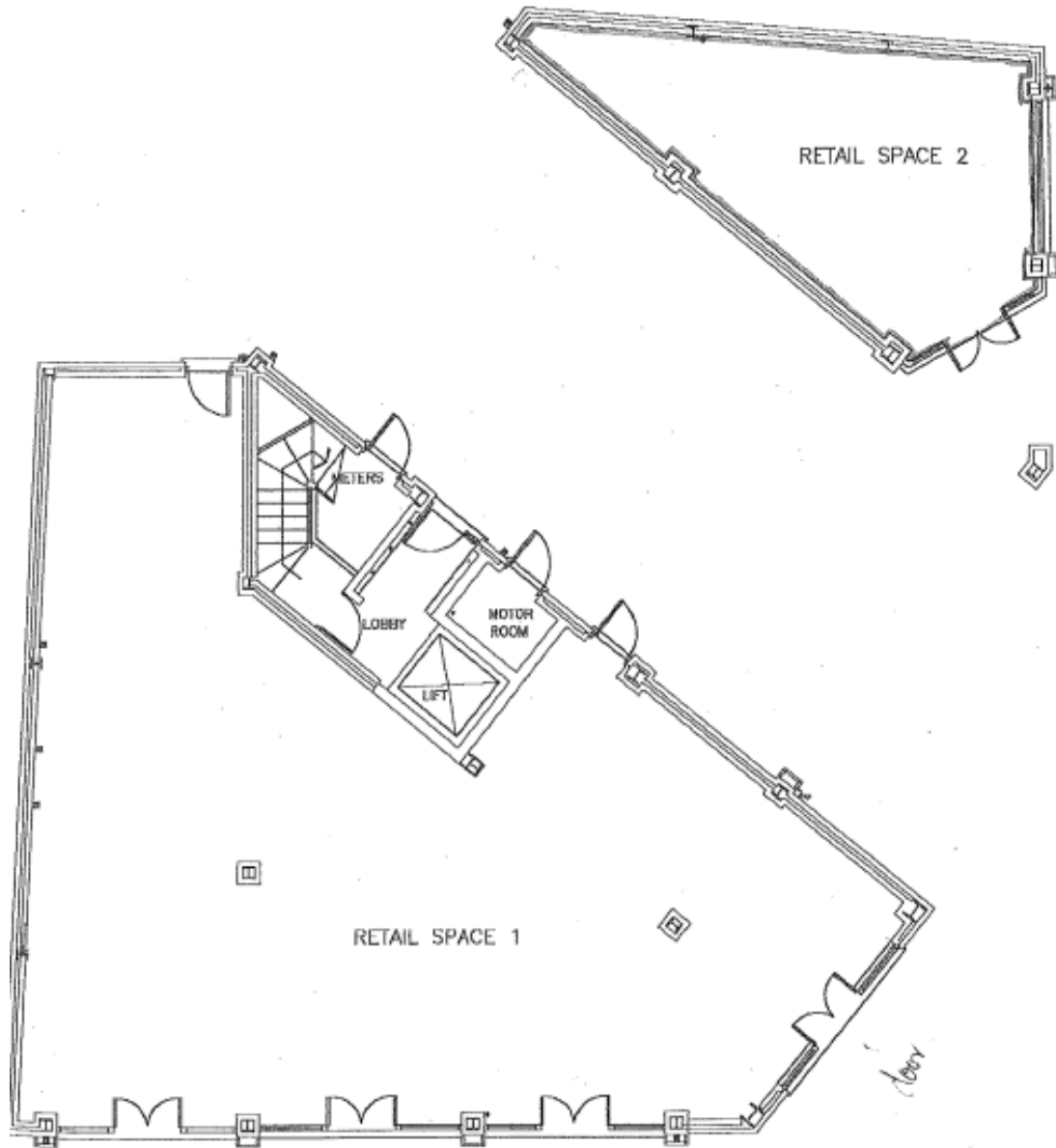
Each party to be responsible for their own legal costs in this transaction.

## VIEWINGS

Strictly by appointment with Williams Sillitoe on 01625 800066 / 01565 260000 or contact Simon Gardner – sg@willsill.co.uk



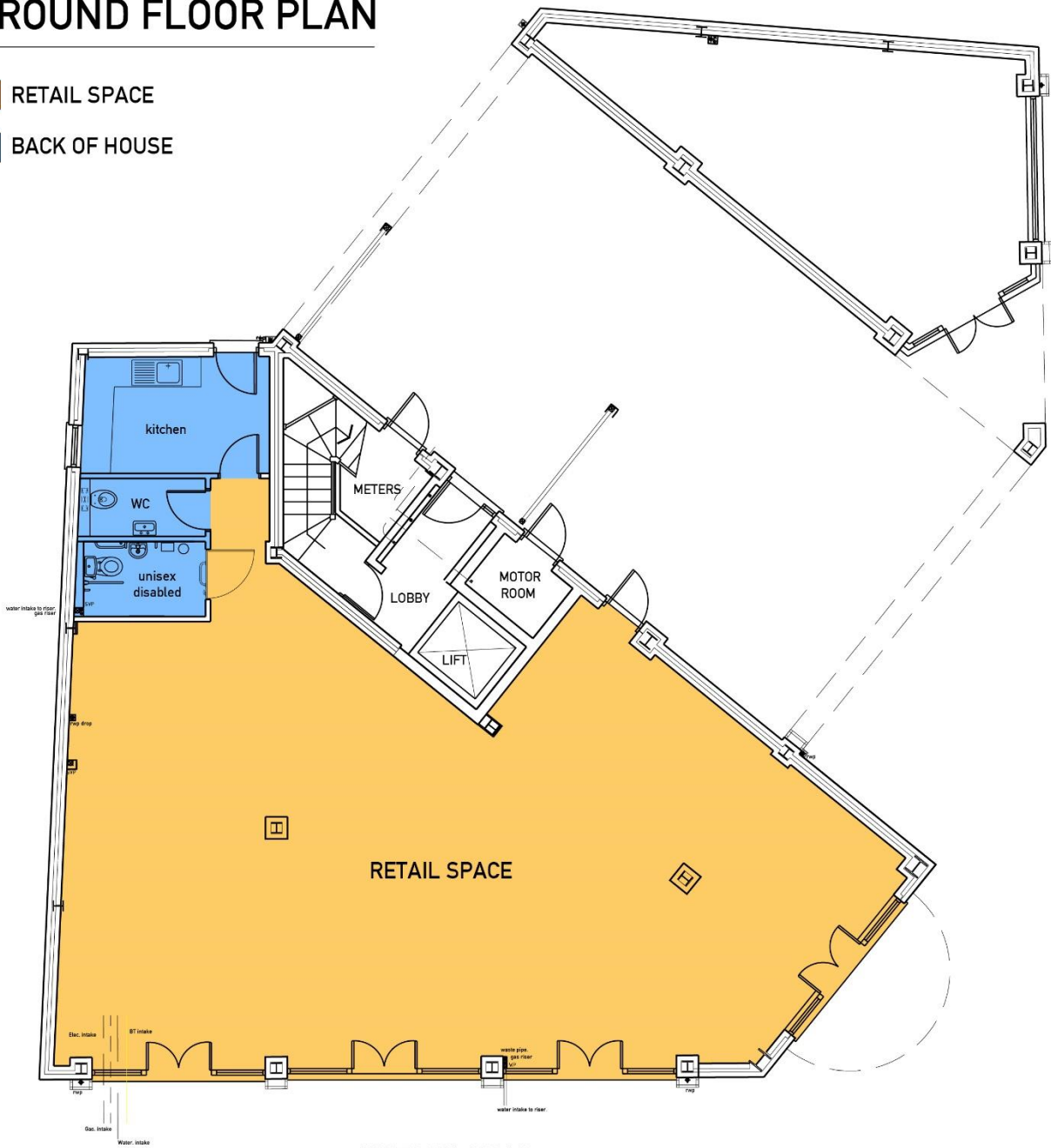
### CURRENT FLOOR PLAN



## PROPOSED FLOOR PLAN

### GROUND FLOOR PLAN

- RETAIL SPACE
- BACK OF HOUSE



VICTORIA ROAD

SUGGESTED SETTING OUT PLAN

## PROPOSED RETAIL SPACE

