

RETAIL/LEISURE UNIT TO LET IN HIGHLY SOUGHT AFTER DESTINATION

UNIT 1, THE SQUARE, HALE BARNES, WA15 8ST



LOCATION

Hale Barnes is an extremely affluent village situated approximately 12 miles south of Manchester City Centre and 2 miles west of Manchester Airport. The Village has a total population of over 9,000 and draws from a significant wider catchment. It is ranked within the top 10% of wealthiest areas in the UK.

The Square is situated within the heart of Hale Barnes in a prominent location fronting the A583 Hale Road which links the M56 motorway to Hale Barnes & Hale Village. The scheme is anchored by the North of England's premier independent food retailer, Booths and other retailers include Costa Coffee, Fired Earth and Pets Corner. The development also benefits from 169 easily accessible grade level free car parking spaces.

ACCOMMODATION

The unit is arranged over ground floor only and extends to 3,573 sq ft (331.91 sq m) and will be available in a high quality specification, including shopfront. The unit benefits from A1, A2, A3 and A4 planning and is available for immediate occupation.

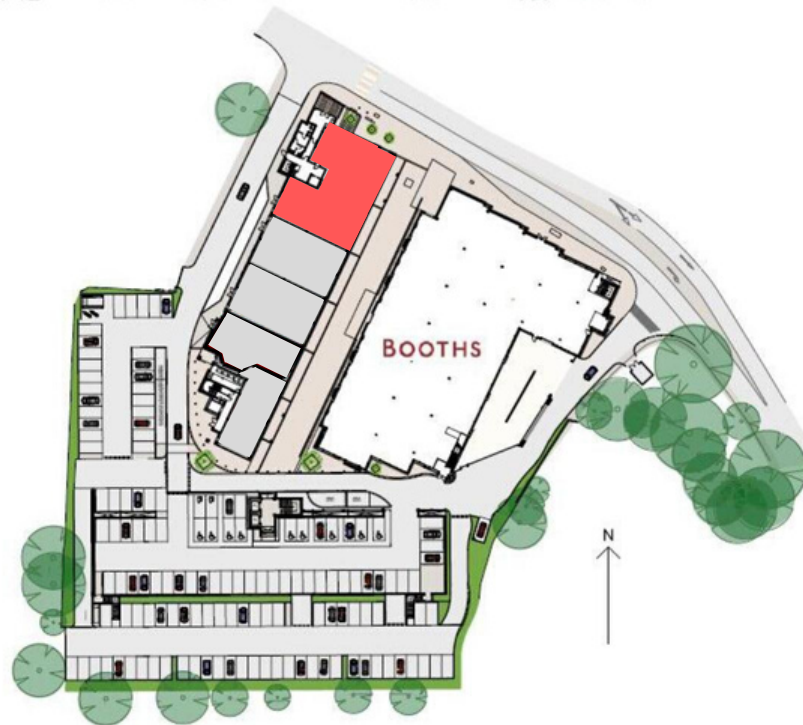
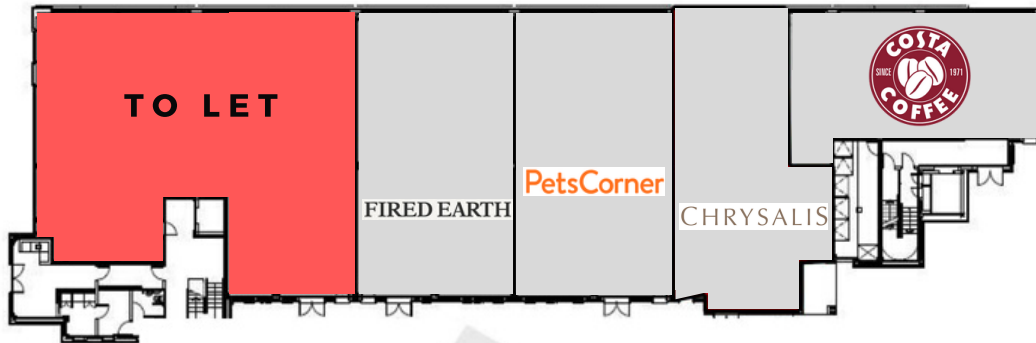
LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for terms of years to be agreed, subject to 5 yearly upward only rent reviews.

RENT

Upon application.

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VAT

All prices and rents are exclusive of but may be liable to VAT.

RATES

Interested parties are advised to verify this information with the Local Rating Authority (www.voa.gov.uk).

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The premises have an energy performance asset rating of 101 (Band E). A full copy of the EPC is available upon request.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy / Warwick Smither
Telephone: 0161 828 8794 / 0161 828 8792
Email: cmulloy@cheetham-mortimer.com / wsmither@cheetham-mortimer.com

SUBJECT TO CONTRACT

NOVEMBER 2019

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM