



**SHAPE&SATE**

Dalton House, Dane Road, Sale, M33 7AR  
Leisure, Retail To Let | £85,000 per annum | 5,046 sq ft  
Ground Floor Showroom / Retail Warehouse opportunity- Available January 2027

## Dalton House, Dane Road, Sale, M33 7AR

### Summary

- Rent: £85,000 per annum
- Business rates: £34,776 per annum
- Lease: New Lease

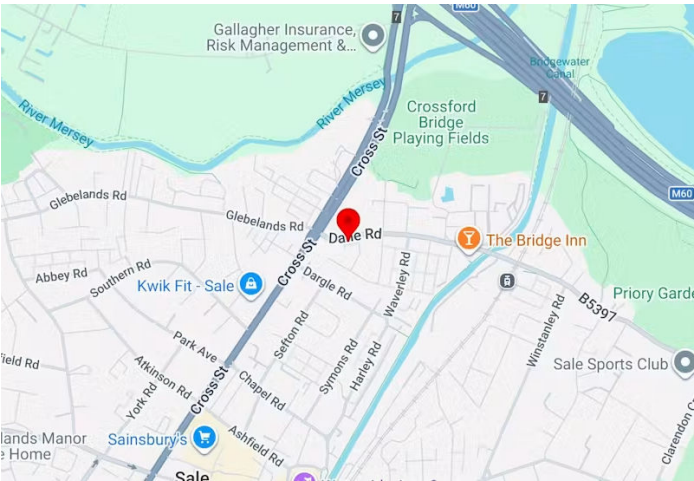
### Contact & Viewings



Nicola Harrington  
0161 706 4444 | 07971 183165  
nicola@shapeandsate.com



Alex Haigh  
0161 706 4444 | 07737 910932  
alex@shapeandsate.com



### Location

Established trade counter / retail location on one of the busiest routes in South Manchester. The property benefits from a prominent position facing Cross Street (A56), a primary thoroughfare connecting Sale from Altrincham in the south to the M60 orbital motorway, with Junction 7 roughly half a mile to the north. Manchester city centre lies approximately three miles further on. Dane Road Metrolink stop is less than 5 minutes walk away and from there 20 minutes to the city centre.

The immediate area features a range of established retailers such as Topps Tiles, Magnet Trade, Majestic Wines, and Starplan Bedrooms, Whitecross Vets and Scottsdale Golf. Sale town centre is close by anchored by the regenerated Stanley Square.

Recent local developments include Chester House (24 residential units), and Crossford Court (comprising 96 residential apartments).

### Description

Ground floor space available with access fronting Cross St and additional entrance at the rear.



Currently used as a motorbike showroom but suitable for other class E uses. To the rear of the property designated parking spaces for 9 vehicles.

Glazed frontage onto Cross St/A56 and entrance door, separate access point at the rear. Current layout is mainly open retail space but has toilets and office space within the demise.

### Accommodation

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 5,048        | 468.97        | Available    |
| <b>Total</b> | <b>5,048</b> | <b>468.97</b> |              |

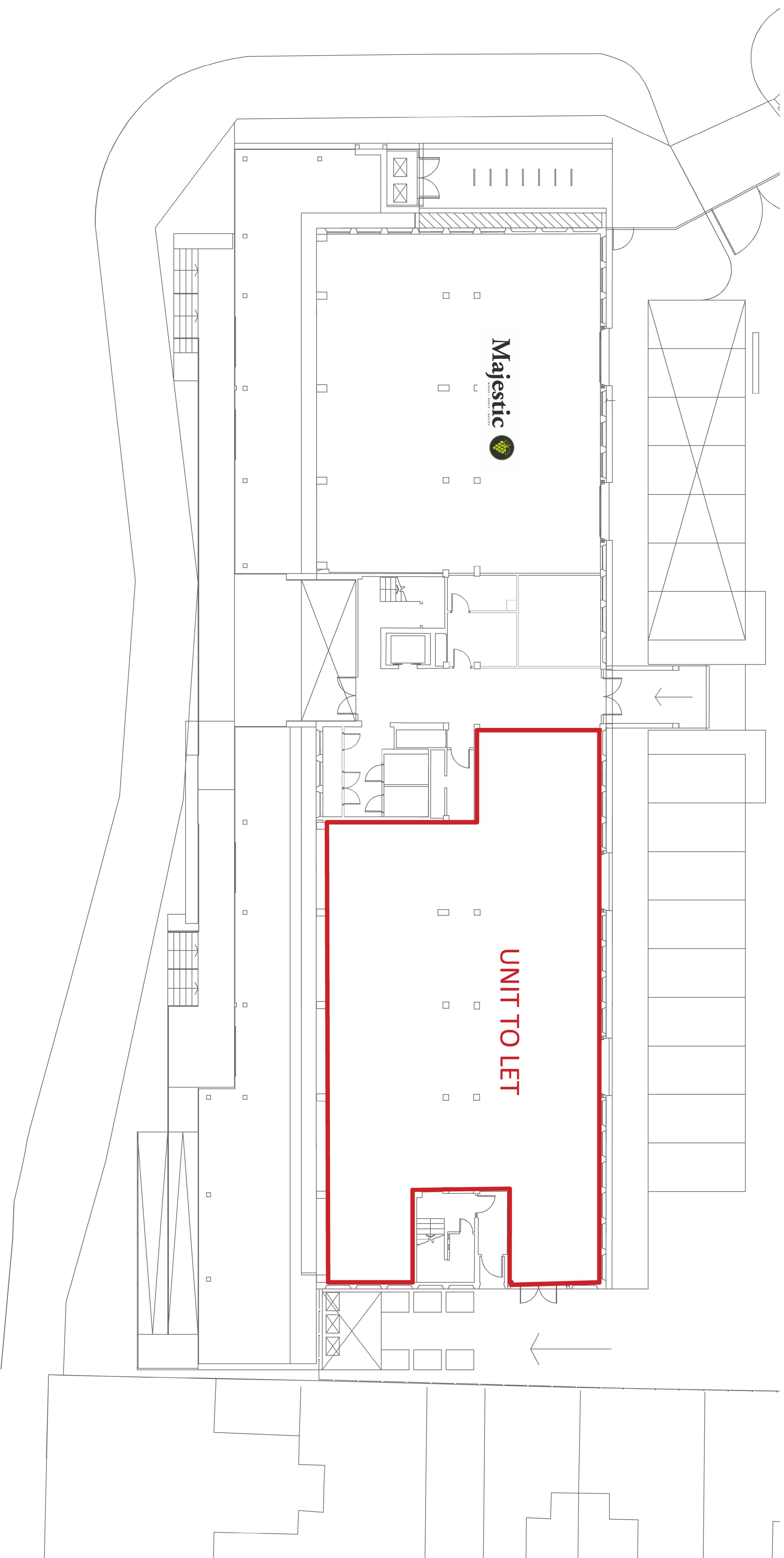
### AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.

### Rates

The Interested parties should make their own enquiries with the local rating authority regarding the business rates.





Majestic  
Real Estate Agency

UNIT TO LET

Ground Floor Plan