

City Gate  
SALE



SHOWROOM/BUSINESS UNIT  
13,969 sq.ft. (1,298 sq.m)



SITUATED IN A HIGHLY PROMINENT POSITION ON THE (A56) CROSS STREET

# City Gate

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### POTENTIAL FOR A VARIETY OF USES

Citygate is situated on Cross Street in Sale and (subject to planning permission) has potential for a variety of uses and presents an opportunity for a retail unit, showroom, garage or workshop in a highly prominent position.

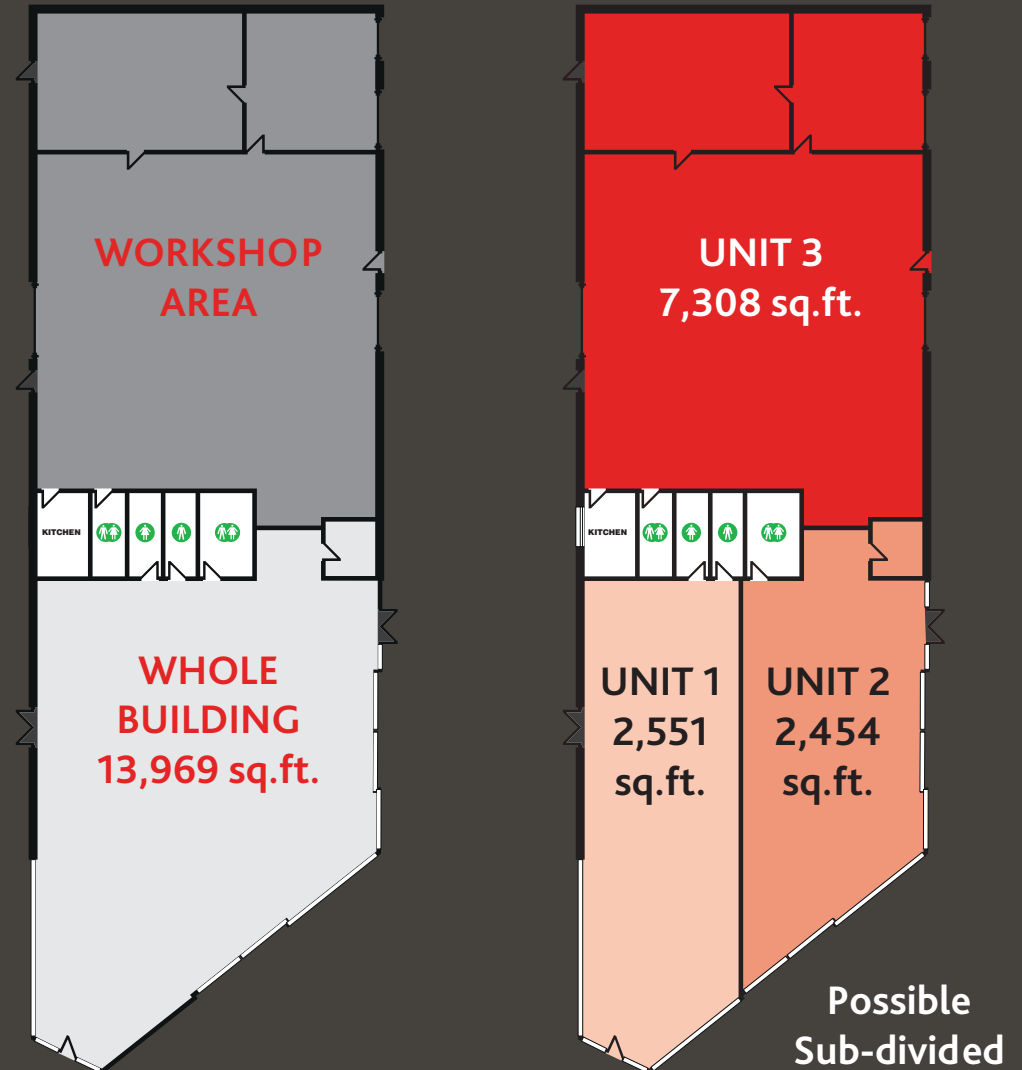
The available unit totals 13,969 sq ft and consists of ground and mezzanine floors, also a workshop/storage unit 1,625 sq ft with allocated parking is available, with the following advantages:

- **Glazed floor to ceiling windows providing maximum visibility to passing traffic**
- **Ample onsite car parking**
- **Customer facilities including WC and breakout areas**
- **Opportunity to split space**

The property is close to many amenities including a new Travelodge hotel, office development and TGI Friday restaurant and also shares an entrance with a Shell petrol station, providing plenty of potential passing trade – ideal for a food franchise or coffee shop.

Citygate is prominently situated on Cross Street in Sale, a busy main arterial route to and from Manchester City Centre benefiting from over 30,000 vehicles passing the site per day.

The property is located adjacent to junction 7 of the M60 with over 140,000 vehicles passing the junction every day and also benefits from a Metrolink station 8 minutes away on foot.



Sat nav:  
M33 7JR



### TRANSPORT LINKS



#### WALKING

Travelodge	2 mins
Citygate 2	2 mins
TGI Friday's	2 mins
Dane Road Metrolink stop	8 mins



#### MOTORWAY DRIVE TIMES

M60	2 mins
M56	10 mins
M62	16 mins



#### DRIVE TIMES

Manchester City Centre	15 mins
Manchester Airport	15 mins
Liverpool	56 mins
London	3 hours 43 mins

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