

TO LET



RogerHannah

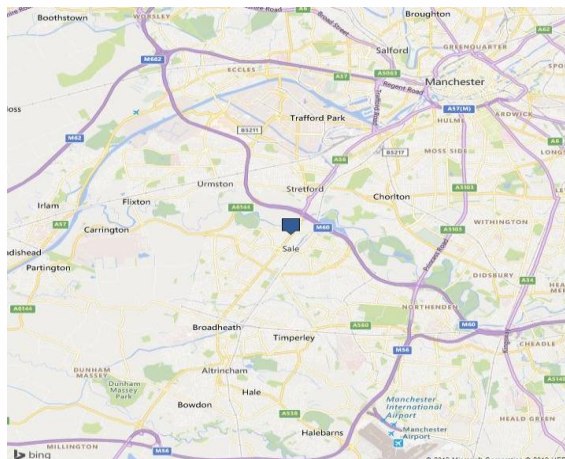


137-149 Cross Street, Sale, Cheshire, M33 7JW

Last remaining New Build
Ground Floor Commercial Unit
2,950 Sq Ft (274.06 Sq M)

- Car Parking available
- Main Road Frontage
- Open plan shell units
- Large glazed frontage





Location

Prominently fronting onto Cross Street (A56) the main arterial route leading through Sale from Altrincham to the south towards Junction 7 of the M60 orbital motorway, approximately 1/2 to the north and Manchester city centre approximately 3 miles beyond.

Description

New Build Ground Floor Retail/Commercial Units fitted to developers shell with dedicated rear parking and loading. Suitable for a variety of uses subject to approval. The last remaining unit is available for immediate occupation after the successful lettings and openings of The Co-op and White Cross Vets. The units sit below newly finished 32 bedroom residential scheme.

Accommodation

- Unit 1 Let to the Coop stores
- Unit 2 Let to White Cross Vets
- Unit 3 2,950 sq ft

Asking Rent

£16 per sq ft

Business Rates

To be assessed

EPC

To be assessed but assumed B (26).

VAT

All figures quoted are exclusive of but maybe subject to VAT.

Legal Costs

Each party are to be responsible for their own legal costs.

Demographics

Population	1 Mile	3 Mile	5 Mile
2017 Population:	26,705	246,825	685,399
2022 Population Projection:	27,910	257,343	720,428
Pop Growth 2017-2022:	4.51%	4.26%	5.11%
2017 Pop, Age 18+:	21,425	191,111	544,655
2017 Pop, Age 65+:	2,693	20,890	48,126
Average Age:	40.83	38.68	36.16
Households/Income			
2017 Households:	12,257	105,278	287,987
HH Growth 2017-2022:	2.1%	4.79%	5.94%
2017 Median Household Income:	£43,667	£36,679	£31,461
2017 Average Household Income:	£36,899	£31,423	£28,695
Housing			
Owner Occupied:	8,105	67,023	144,269
Renter Occupied:	2,691	18,750	74,020

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah

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Date of Preparation

07 June 2019