

SHOP TO LET

(May Sell)

SALE

75 School Road

M33 7YF



LOCATION

The premises occupy a very prominent corner location in the centre of Sale fronting the pedestrianised section of School Road. It also has the benefit of return frontage on to the busy Hayfield Street which provides vehicular access to a multi storey car park and Tesco to the rear. Sainsburys are also opposite and Aldi now occupy premises adjacent.

DESCRIPTION

The unit is arranged on ground floor only with the benefit of extensive window frontage and sufficient depth to consider a split in order to accommodate individual size requirements from 750 sq ft upwards. A2, A3 and A5 uses also considered subject to planning. The current approximate dimensions and areas are as follows:-

Internal Width	7.68m	25/3
Ground floor area	239.00m ²	2571 sq ft

EPC REPORT

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

SUBJECT TO CONTRACT



TERMS

Available on a new full repairing and insuring lease for a term of years to be discussed. A long leasehold sale may be considered on terms to be discussed.

RENT

£35,000 pa

RATES

It is understood from the Valuation Office Agency that the premises are assessed as follows

Rateable Value	£33,500
Rates Payable (11-12)	£14,505

NB Small business rates relief may be available

VIEWING / INSPECTION

Strictly by prior appointment via Richard Bolton at the sole retained agents Bolton Birch.

Tel : 01244 311681
Fax : 01244 344090
Email : richard@boltonbirch.com

Details Dated : 11.8.2011
Ref: RWB