

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

42 HALE ROAD HALE, ALTRINCHAM WA14 2EX FOR SALE - £595,000



INVESTMENT OPPORTUNITY

RETAIL/ OFFICE UNIT SITUATED OVER GROUND FLOOR & BASEMENT CURRENTLY LET AT £36,000 P.A. UNTIL APRIL 2027. PLUS CONTEMPORARY THREE BEDROOM SELF CONTAINED FLAT TO THE FIRST & SECOND FLOORS CURRENTLY LET UNTIL JUNE 2026 AND PRODUCING £18,600 P.A. TOTAL ANNUAL INCOME £54,600

THOMAS WILLMAX LIMITED
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GROUND FLOOR RETAIL & BASEMENT UNIT - LET UNTIL APRIL 2027 AT £36,000 P.A.

GROUND FLOOR

RETAIL AREA (19.00 SQ.M./204.6 SQ.FT.)

REAR RETAIL UNIT (9.04 SQ.M./97.3 SQ.FT.)

OFFICE (18.20 SQ.M./196 SQ.FT.)

SHOWER ROOM (2.93 SQ.M./31.5 SQ.FT.)

ACCESS TO REAR YARD

BASEMENT

KITCHEN (12.25 SQ.M./131.9 SQ.FT.)

RETAIL UNIT (68.64 SQ.M./739.2 SQ.FT.)

WC (2.25 SQ.M./24.2 SQ.FT.)

METER CUPBOARD (3.40 SQ.M./36.6 SQ.FT.)

STORE ROOM (1.91 SQ.M./20.5 SQ.FT.)

FIRST AND SECOND FLOOR SELF CONTAINED FLAT – CURRENTLY PRODUCING AN INCOME OF £18,600 P.A.

FIRST FLOOR

LIVING ROOM/KITCHEN (18.18 SQ.M./195.7 SQ.FT.)

BEDROOM ONE (8.75 SQ.M./94.2 SQ.FT.)

EN-SUITE SHOWER ROOM (2.68 SQ.M./28.8 SQ.FT.)

BEDROOM TWO (11.87 SQ.M./127.8 SQ.FT.)

EN-SUITE SHOWER ROOM (3.16 SQ.M./34 SQ.FT.)

FIRST FLOOR

BEDROOM THREE (14.34 SQ.M./154.4 SQ.FT.)

EN-SUITE SHOWER ROOM (4.76 SQ.M./51.2 SQ.FT.)

STORE (4.57 SQ.M./49.2 SQ.FT.)

RATEABLE VALUE – (TBC)

COUNCIL TAX BAND – TRAFFORD COUNCIL BAND (TBC)

VIEWING

Strictly by appointment through sole selling agent
Thomas Willmax Limited on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

RETAIL UNIT – CERTIFICATE NO: 0935-7325-2712-9305-1609

FLAT CERTIFICATE NO: 0148-3009-1202-5505-2200







GROUND FLOOR

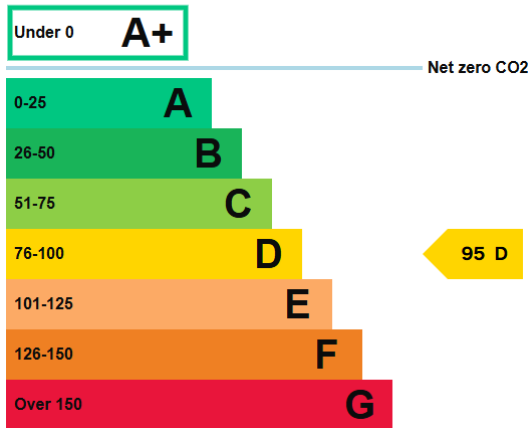
BASEMENT

FIRST FLOOR

SECOND FLOOR

Energy rating and score

This property's energy rating is D.



GROUND FLOOR & BASEMENT - EPC

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FIRST & SECOND FLAT - EPC

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