

**42 HALE ROAD
HALE, ALTRINCHAM WA14 2EX
TO LET - £26,000 P.A.**



**LARGE WELL-PRESENTED RETAIL OR OFFICE UNIT,
PROVIDING ACCOMMODATION OVER
GROUND FLOOR AND BASEMENT.
COMPRISING OF A MIXTURE OF OPEN PLAN AREAS,
INDIVIDUAL ROOMS, PLUS KITCHEN AND SHOWER ROOM.**

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.)

STOREROOM (1.91 SQ.M./20.5 SQ.FT.)

RATEABLE VALUE – (To Be Confirmed)

LEASE TERMS – To Be Confirmed.

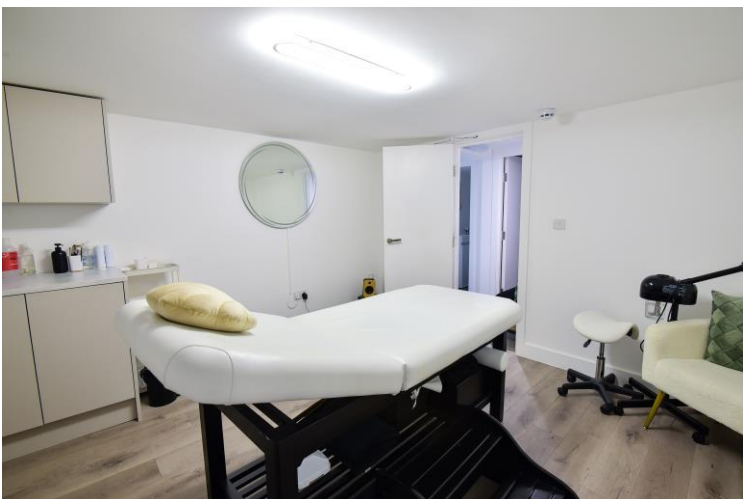
VIEWING

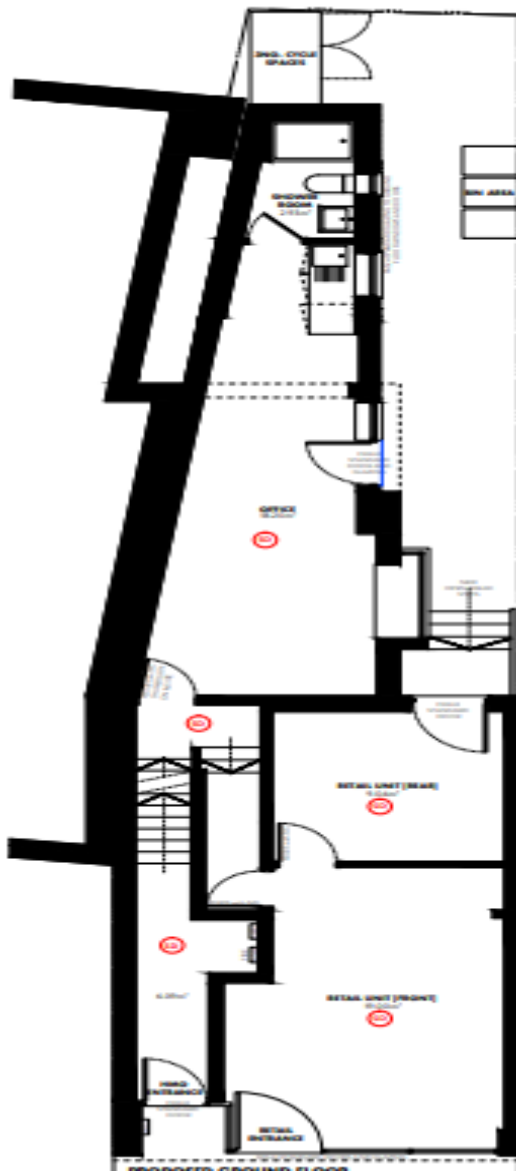
**Strictly by appointment through sole letting agent
Thomas Willmax Limited on 0161 905 3555**

ENERGY PERFORMANCE CERTIFICATE

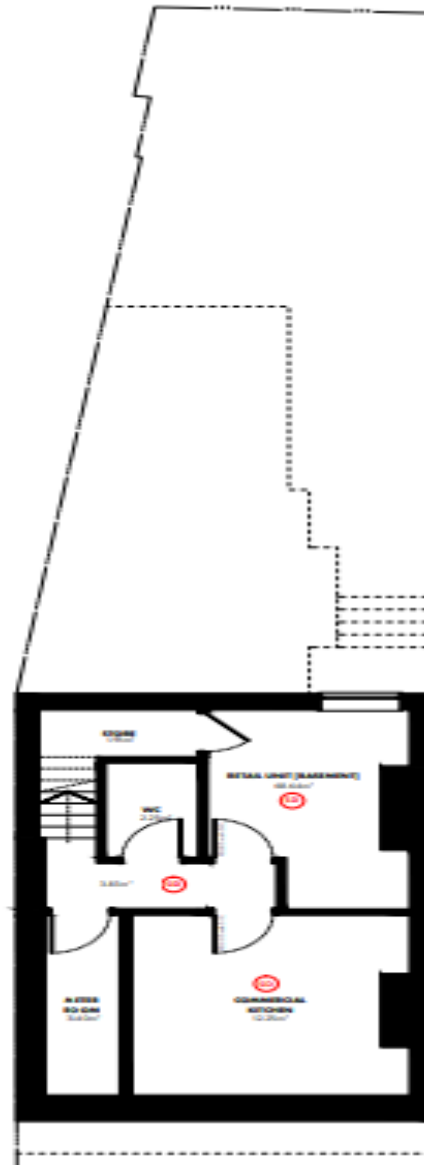
CERTIFICATE NO: 0935-7325-2712-9305-1609

The full EPC can be made available to interested parties.





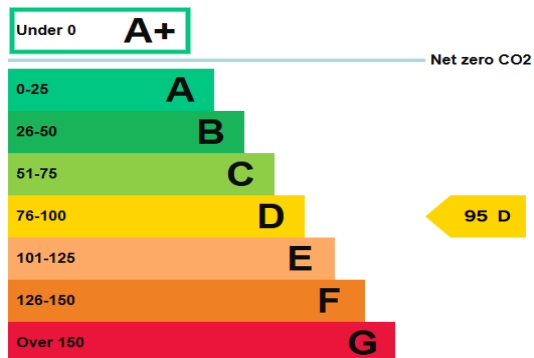
GROUND FLOOR



BASEMENT

Energy rating and score

This property's energy rating is D.



EPC CERTIFICATE NO: 0935-7325-2712-9305-1609

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.