

TO LET

GROUND FLOOR RETAIL/OFFICE PREMISES

41.79 SQ M (450 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



19A WASHWAY ROAD
SALE
CHESHIRE
M33 7AD

£10,500
Per annum

- Ground floor retail shop/office
- Class E commercial, business & service uses
- Nearby occupiers include M&S Simply Food, Tesco Superstore, Dominos and Aldi
- Small business rates relief applicable
- 2 car parking spaces to the rear with secure barrier access



LOCATION

The subject property is located upon Washway Road (A56) on the fringes of Sale town centre and benefitting from excellent links to the M56, M6 and M60 motorways.

Sale town centre is within walking distance of the subject property.

Nearby occupiers include M&S Simply Food, Tesco Superstore, Dominos and Aldi.

DESCRIPTION

The accommodation comprises open plan ground floor accommodation only, with a bay window style shop front, forming part of a traditionally constructed two storey plus basement mid terraced office/retail property, set beneath a pitched and slated roof covering. In addition, there is a staff kitchen and WC facility.

2 parking spaces with secure barrier access are available within the car park to the rear.

The property benefits from use Class E Commercial, Business & Services uses.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	41.79	450

Parking for 2 vehicles.

LEASE TERMS & RENTAL

Available by way of a new internal Repairing & Insuring Lease for a term of years to be agreed.

The rental is £10,500 per annum exclusive, payable monthly in advance by direct debit or standing order.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £6,000.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

Energy Rating: C (73) – Valid until 6th February 2029.

A full copy of the report is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nick Swift or Kieran Sutton

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