

TO LET

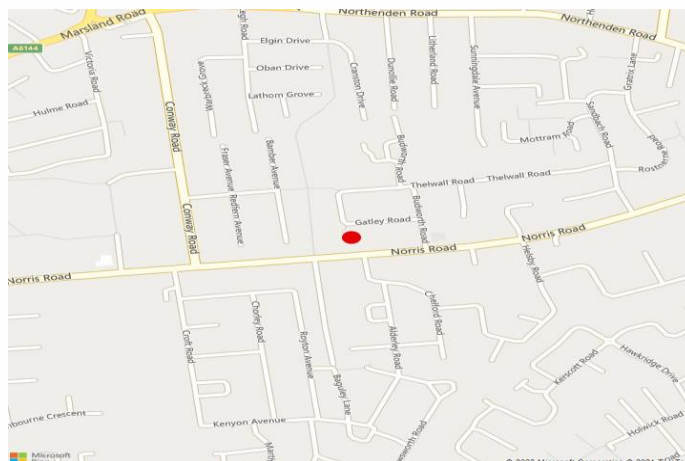


319 - 365 Norris Road, Sale, Cheshire, M33 2UP

**New Build Ground Floor
Commercial Units
1,302 Sq Ft (120.96 Sq M)**

- Brand New Mixed-Use Scheme
- Busy Residential Area
- Suitable for a Variety of Uses
- Parking
- Open Plan Units





Location

The property is situated within Sale, a town within the Borough of Trafford and within the Greater Manchester Conurbation.

The Town is located approximately 2 miles South of Stretford, 2.5 miles North East of Altrincham and 5 miles South West of Manchester. Sale itself is situated on the A56, one of the arterial routes which provides direct access into Manchester City Centre from the South West.

The A56 also links Sale with Altrincham to the South West and Stretford to the North. Furthermore, the A56 also provides convenient access to Junction 7 of the M60 Manchester Orbital Motorway.

Description

Ground floor retail/commercial units extending to 6,330 sq ft (588 sq m), capable of sub-division to provide a minimum of 667 sq ft (62 sq m).

The accommodation is to be fitted out to a shell specification and are considered suitable for a variety of uses.

Accommodation

UNIT NO.	SQ. MTRS.	SQ.FT.	OCCUPIER
Unit 1	234	2,519	Nisa Stores
Unit 2	121	1,302	Available
Unit 3	116	1,249	Independent Hairdressers
Unit 4	121	1,302	Available
Unit 5	62	667	Nisa Stores

Asking Rent

The units are available by way a new full repairing and insuring lease for a term of years to be negotiated and agreed at an asking rental £15,500 per annum.

Business Rates

To be assessed.

VAT

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

Planning

The retail/commercial units benefit from planning consent for the following uses:

E class (formerly A1, a2, A3, B1, D1)

Please note there are restrictions on use for hot food takeaways, hairdressers, betting shops, tattoo parlours and nail salons.

Operating Hours

The retail units hereby approved, shall only be open for trade or business between the hours of: 07.00 a.m. and 23.00 p.m.

Servicing and deliveries to or from the premises shall only take place between the hours of: 06.00 a.m. and 21.00 p.m. Monday to Saturday and at NO time on Sundays, Bank or Public Holidays.

Viewing & Further Information

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

Dan Rodgers

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Date of Preparation

28 March 2023