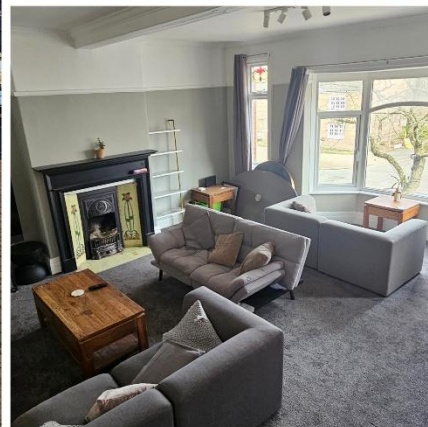




# For Sale

202 Ashley Road  
Hale  
WA15 9SN



## Prime retail and residential investment with parking in affluent village location

- 2,268Sq Ft ( 210.78 Sq M)
- Opportunity for rental growth
- Fully refurbished ground floor retail unit
- Refurbished 3-bedroom Duplex Apartment
- Garage/Storage to rear
- Part pavement frontage included in title.

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



**Commercial Property**  
Advisers and Agents



**For Sale**

**0161 234 0777**

# 202 Ashley Road Hale Altrincham WA15 9SN

## LOCATION

The property is centrally located in a prominent position on Ashley Road in Hale village an affluent suburb of South Manchester. Nearby occupiers include; M & S, Costa, Sainsburys and Tesco's as well as smaller retailers, bars and restaurants, estate agents, financial advisers, art galleries, and artisan coffees and food shops.

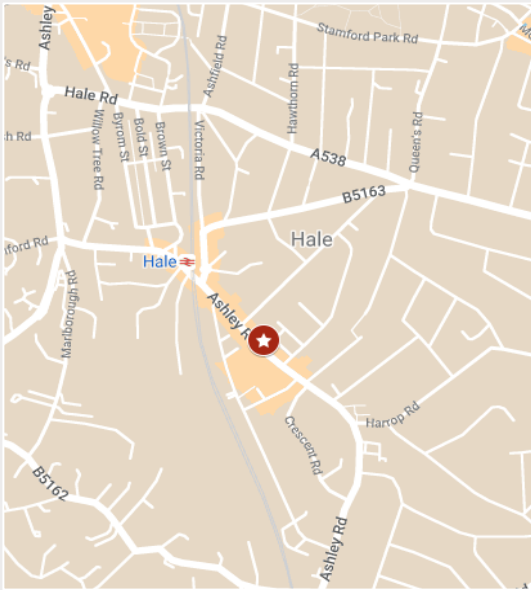
Ashley Road (B5163) is the main thoroughfare through the village. Hale train station is a 2 minutes walk whilst the popular destination of Altrincham is within a short drive. Manchester Airport is 6 miles from Hale and Motorway access is via the M56 at Junctions 6 & 7.

## ACCOMMODATION

The property comprises a three-storey mid terrace retail and residential property. The property is of traditional brick construction under a pitched rose tiled roof.

To the ground floor is a fully refurbished shop unit which has a showroom with ancillary office, toilet and a kitchen. There are two large full height basement rooms which are utilised for storage.

The upper two floors comprise of a three-bedroom duplex apartment which has a separate external access from the rear of the property where there is a garage and wooden storage shed.



## ACCOMMODATION

Measured on a net internal basis, the property provides the following area: -

	Sq ft	Sq M
Ground	793	73.67
First	629	58.5
Second	386	35.88
Basement	460	42.73
<b>Total</b>	<b>2,268</b>	<b>210.78</b>

## EPC

Available upon request.

## VAT

VAT will be charged on all outgoings at the prevailing rate. £800,000 excl.

## TENURE

Freehold

## TENANCIES

Ground & Basement – Let to The Diamond Collection Online Ltd (15737209) by way of a ten-year lease from 15<sup>th</sup> September 2025 with tenant only breaks at the third and sixth year of the term on six months notice.. The current rent is £32,500 per annum until 15<sup>th</sup> September 2026 rising to £33,250 per annum until 14<sup>th</sup> September 2030. There is a rent review to open market rent on the 15<sup>th</sup> December 2030 Deposit held of £8,125 and there is a personal guarantee in place.

First & Second Floor – let by way of an AST from 15<sup>th</sup> January 2026 for six months at a rent of £1,400.00 PCM

## PRICE

£800,000 excl.

## VIEWING

Via the sole agents TFC on 0161 234 0777



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