



225 Ashley Road

Hale, Altrincham, WA15 9SZ

**TO LET / MAY SELL -
Prominent Retail Unit in the
Heart of Hale.**

873 sq ft
(81.10 sq m)

- VILLAGE CENTRE
- HIGH FOOTFALL
- AFFLUENT AREA
- CLOSE PROXIMITY TO HALE RAILWAY STATION

225 Ashley Road, Hale, Altrincham, WA15 9SZ

Summary

Available Size	873 sq ft
Rent	£19,500 per annum
Price	£330,000
Rateable Value	£20,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises an attractive retail unit arranged over ground floor and basement levels, benefiting from a prominent frontage onto Ashley Road. The ground floor provides an open, well-presented sales area with good natural light, while the basement offers useful ancillary or storage space supporting the main accommodation.

The unit occupies a strong position within the popular village centre of Hale and would suit a variety of retail, leisure or service-based uses, subject to the necessary consents.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	522	48.50	Available
Basement	351	32.61	Available
Total	873	81.11	

Location

The property occupies a prominent position on Ashley Road, the principal retail and leisure thoroughfare serving the affluent village of Hale. The immediate area is home to a strong mix of national and independent retailers, cafés, bars and restaurants, creating a vibrant destination that attracts both local residents and visitors throughout the day and evening. Nearby occupiers include Tesco, Sainsbury's, Piccolino's and a variety of popular dining and leisure venues along Ashley Road and within Hale village centre.

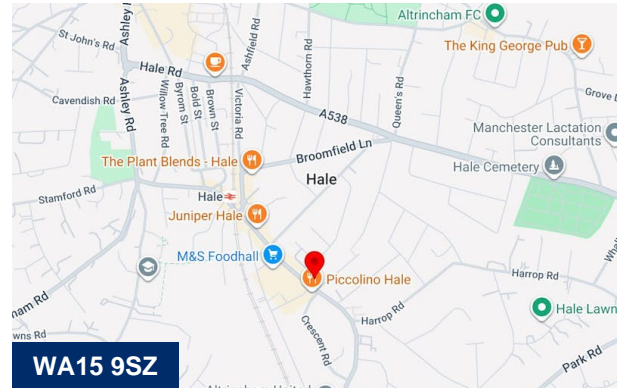
The property is within comfortable walking distance of Hale railway station, which provides regular services to Manchester, Chester and surrounding areas. Altrincham town centre is located approximately one mile to the north, offering an extensive range of retail, leisure and transport facilities including the Metrolink interchange. The area benefits from good road connectivity via the A56 and is within easy reach of Manchester Airport, approximately 5 miles to the east.

Viewings

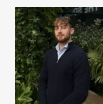
Strictly by appointment only with sole agents Hallams Property Consultants. Viewings are not available until the 18th May onwards.

Terms

The premises are available by way of a new lease for a term of years to be



Viewing & Further Information



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