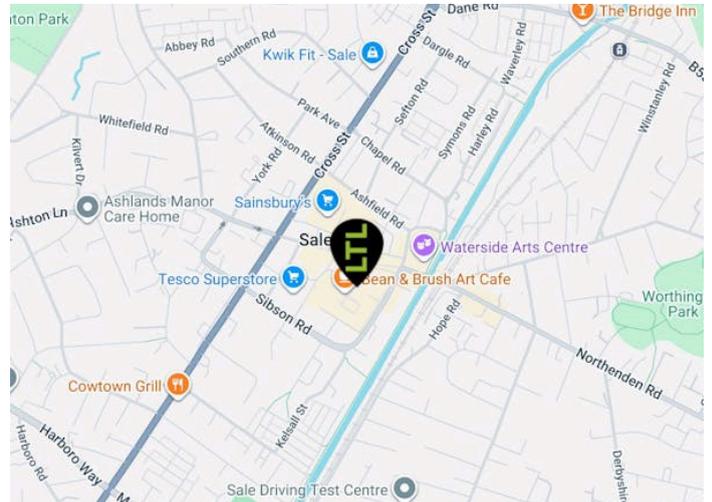


SALE

TO LET

7 The Mall, Stanley Square, M33 7XZ

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

Ideally positioned just five miles south of Manchester city centre, Sale stands out as one of the most well-connected towns in the region, offering swift access to both the M60 and M56 motorways. Stanley Square itself occupies a prominent location just off School Road, the town's principal high street, and benefits from superb public transport links via two nearby Metrolink stations.

Situated in the heart of Sale town centre, this unit occupies a prime position within Stanley Square. The shopping centre has undergone a transformation over the last five years into a thriving, modern scheme. The area has evolved into a premier destination, successfully serving the local community while attracting visitors thanks to its mix of independent retailers, diverse dining options, and a popular boutique cinema. Operators at Stanley Square include Boots, Northern Lights Cinema, Pure Gym, Joe & Co, Blanchflower, Flock, Pray Tell, Folie, Idaho, Petisco, The Works, and Solace Studio.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rent: £22,000 per annum

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	638	59.27
1st	228	21.18

Business Rates

Rateable Value: £11,350

VAT

To be confirmed

EPC

A full copy of the EPC is available upon request

Occupational Costs

£3,764 per annum

Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

All Enquiries

Richard Lyons
rlyons@ltlproperty.com

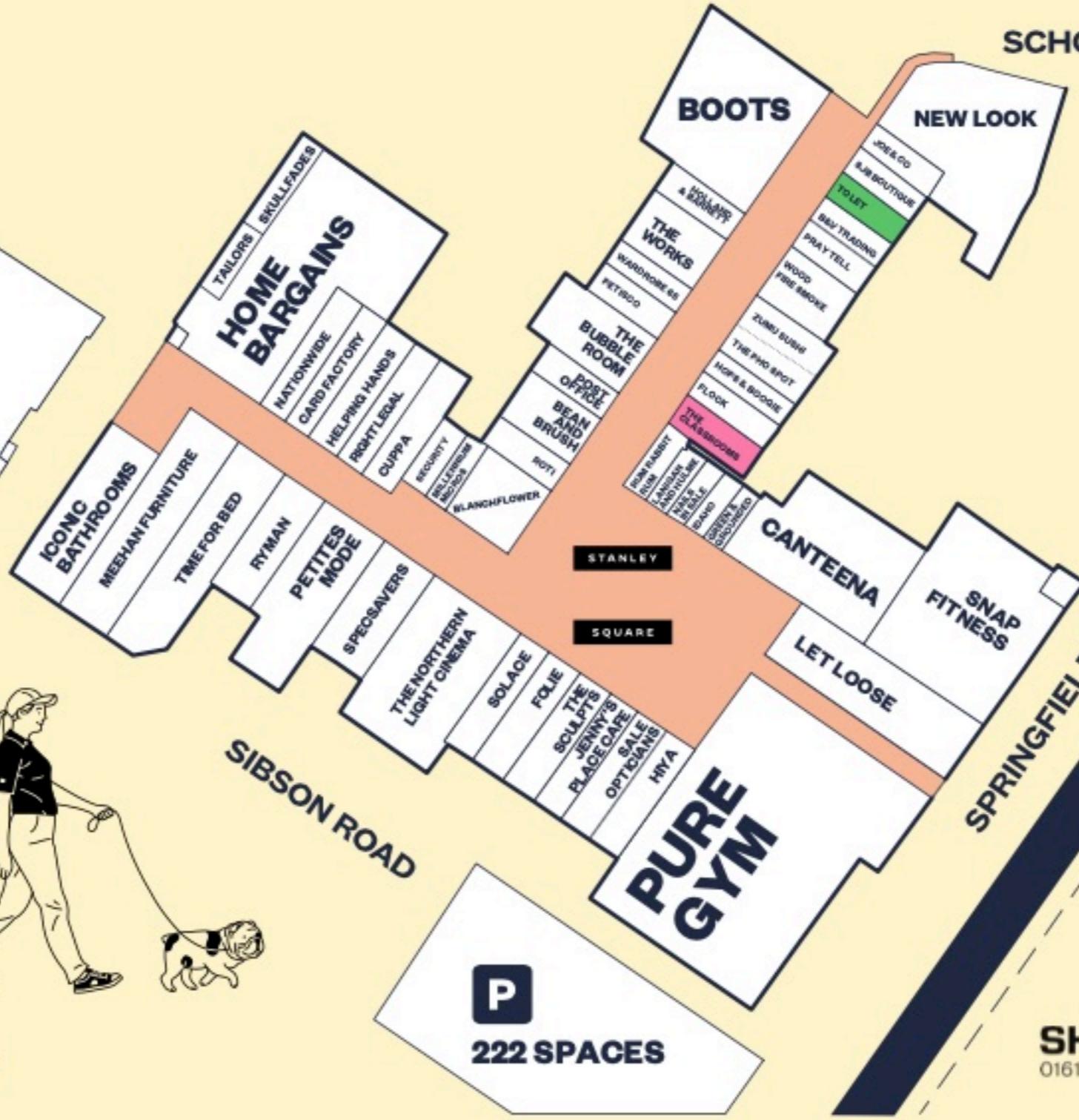
STANLEY

AGREED
TO LET

SQUARE



RETAIL/LEISURE UNITS
AVAILABLE
PLEASE CONTACT AGENTS
FOR FURTHER DETAILS.



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SPRINGFIELD ROAD
CANAL



MANCHESTER

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