



Dalton House, Dane Road, Sale, M33 7AR

Showroom / Retail Warehouse opportunity

Summary

Tenure	To Let
Available Size	5,046 sq ft / 468.79 sq m
Rent	£85,000 per annum
Rateable Value	£49,250 RV increases to £80,500 as of April 2026
EPC Rating	Upon enquiry

Key Points

- 9 parking spaces directly behind the unit
- Established trade counter showroom location
- Prominent roadside position on Cross St / A56

Dalton House, Dane Road, Sale, M33 7AR

Summary

Available Size	5,046 sq ft
Rent	£85,000 per annum
Rateable Value	£49,250 RV increases to £80,500 as of April 2026
Estate Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

Ground floor space available with access fronting Cross St and additional entrance at the rear. Currently used as a motorbike showroom but suitable for other class E uses. To the rear of the property designated parking spaces for 9 vehicles.

Location

The property benefits from a prominent position facing Cross Street (A56), a primary thoroughfare connecting Sale from Altrincham in the south to the M60 orbital motorway, with Junction 7 roughly half a mile to the north. Manchester city centre lies approximately three miles further on. Dane Road Metrolink stop is less than 5 minutes walk away.

The immediate area features a range of established retailers such as Topps Tiles, Magnet Trade, Majestic Wines, and Starplan Bedrooms, Whitecross Vets and Scottsdale Golf.

Recent local developments include Chester House (24 residential units), and Crossford Court (comprising 96 residential apartments).

Accommodation

The accommodation comprises the following areas:

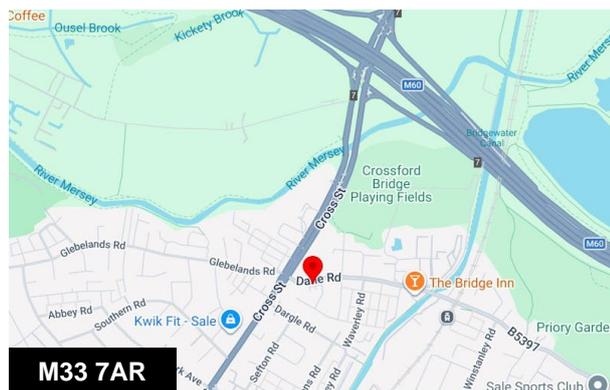
Name	sq ft	sq m	Availability
Ground	5,048	468.97	Available
Total	5,048	468.97	

AML

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.

Rates

The Interested parties should make their own enquiries with the local rating authority regarding the business rates.



Viewing & Further Information



Nicola Harrington

07971 183 165

nicola@sixteenrealestate.com



Alex Haigh

07737 910 932

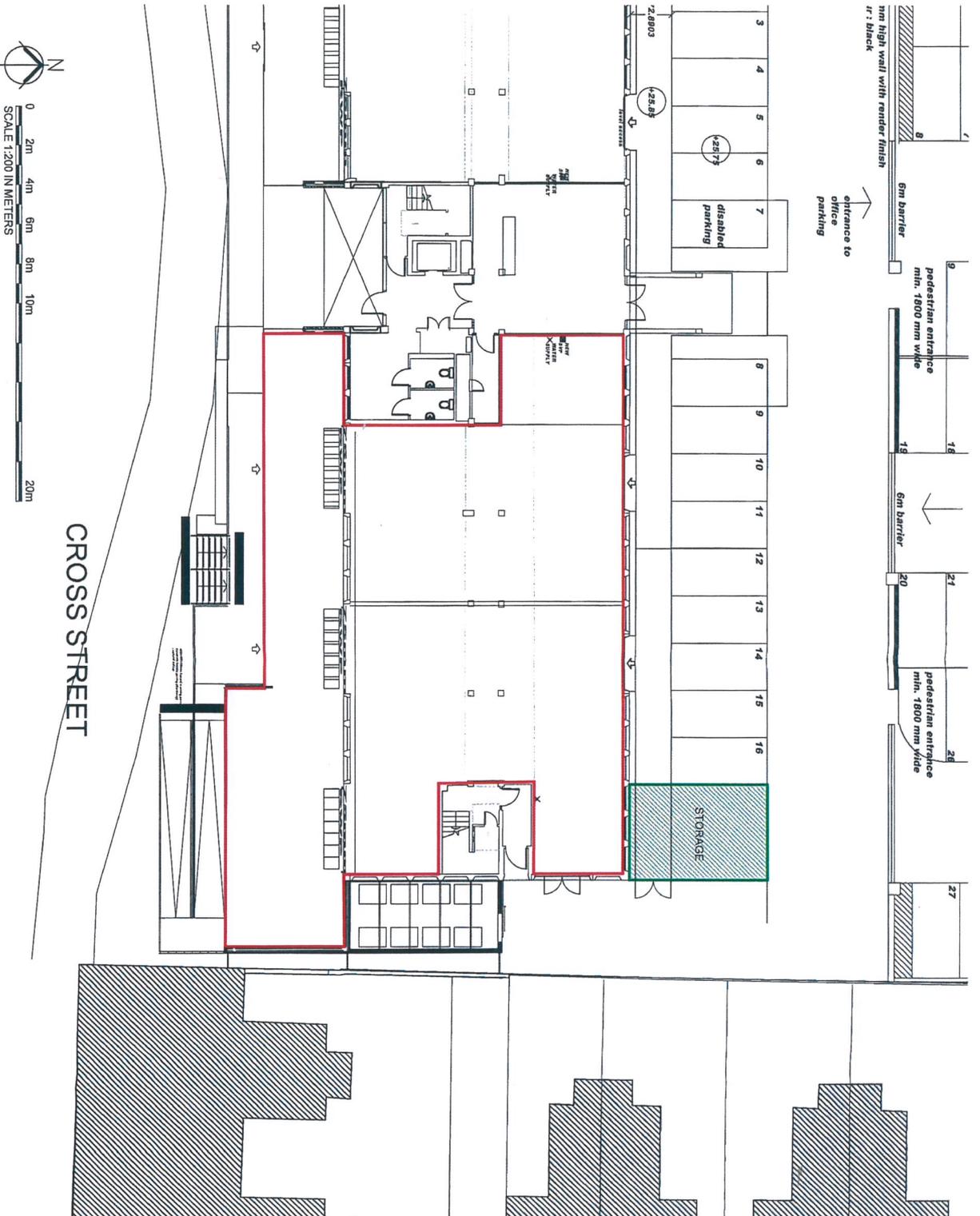
alex@sixteenrealestate.com

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 13/02/2026

Dalton House

PLAN A



LOCATION PLAN

1:3

<small>NOT TO SCALE</small> <small>THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. YOU SHOULD CONSULT YOUR FINANCIAL ADVISOR FOR MORE INFORMATION.</small>			
PROJECT:	LEASE PLAN		
CLIENT:	DALTON HOUSE		
CLIENT:	DUCAITI MANCHESTER LTD		
DATE:	LEASE PLAN UNIT 2		
DATE:	LSC	SCALE:	1:200
DATE:	OF	SCALE:	UNIT 2
DATE:	42740	SCALE:	3 01
DATE:		SCALE:	A
DATE:		SCALE:	A3
DATE:		SCALE:	22.06.20
DATE:		SCALE:	A

bruntwood