



7 The Mall, Stanley Square, Sale, M33 7XZ

Retail/Leisure Opportunity

Summary

Tenure	To Let
Available Size	866 sq ft / 80.45 sq m
Rent	£20,000 per annum
Service Charge	£3,681 per annum
Rateable Value	£11,250
EPC Rating	Upon enquiry

Key Points

- Over last 12 months footfall has increased over 8.5% in Stanley Square
- Boots, Holland Barrett and New Look nearby
- Brand new boutique cinema now open
- 3 Minute walk from Sale Tram Interchange
- Suitable for a variety of retail uses
- Subject to vacant possession

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Description

This unit is situated in the Stanley Square Shopping Centre in Sale town Centre. The Centre has been fully refurbished and repartitioned into a thriving scheme serving its local catchment as well as drawing in from further afield with its eclectic mix of retailers, F&B provision and recently opened boutique cinema.

Location

Located just 5 miles South of Manchester city centre. Sale is one of best connected towns in South Manchester with close access to the M60 and M56, the Bridgewater Canal runs through the middle of the town. 2 Metrolink stations and a very affluent catchment. Stanley Square is located off School Road the main high street through the town. The area has excellent schools and desirable housing stock.

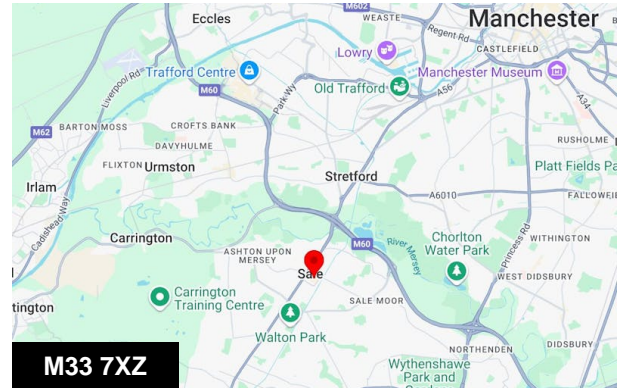
Accommodation

The accommodation comprises the following areas:

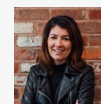
Name	sq ft	sq m	Availability
Ground	638	59.27	Available
1st	228	21.18	Available
Total	866	80.45	

Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. From 1st April 2025 this will be 40% relief.



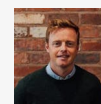
Viewing & Further Information



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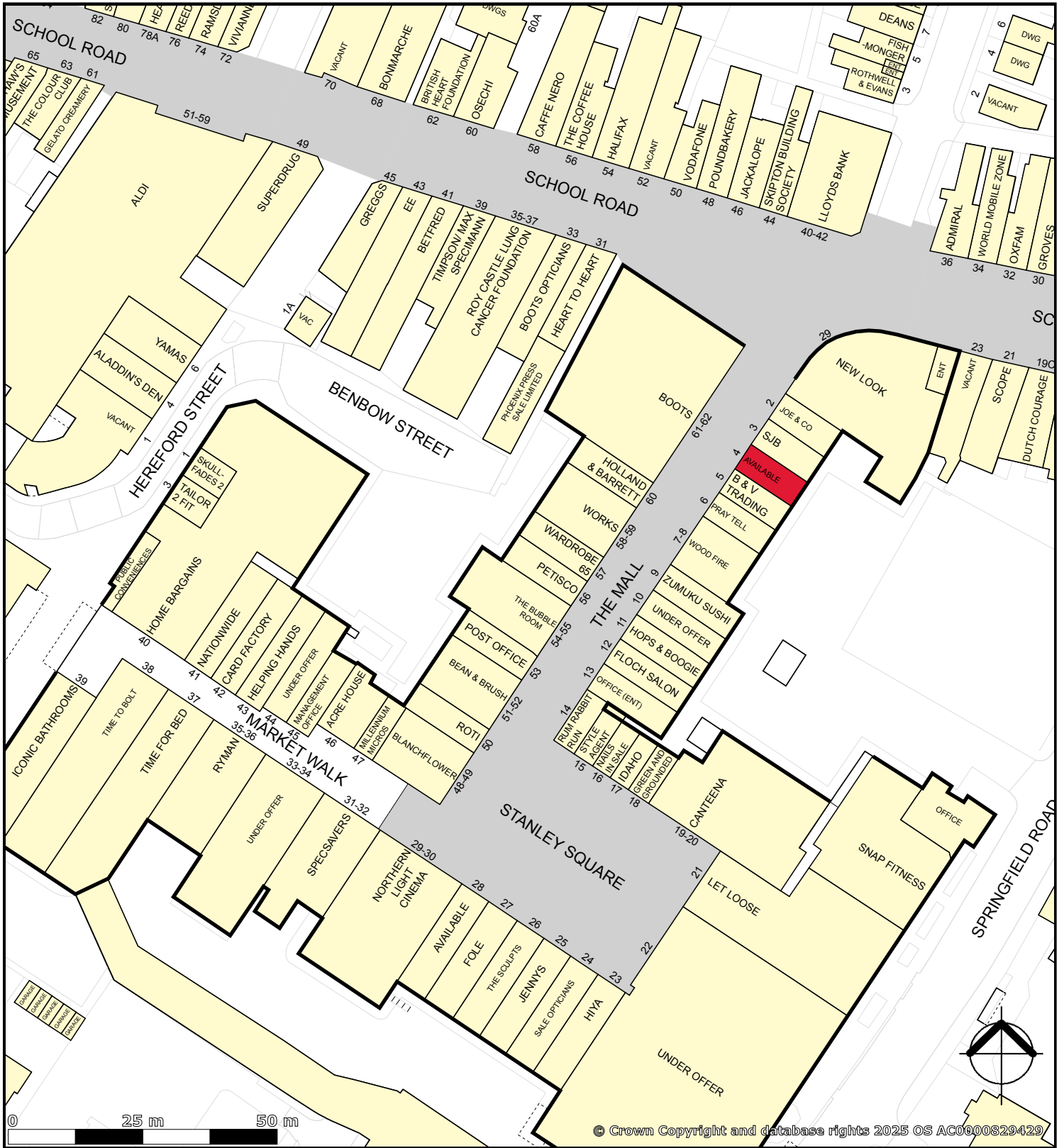
07737 910 932

alex@sixteenrealestate.com

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