wtgunson

commercial property consultants

# TO LET




## RETAIL PREMISES – 397 SQ FT

**7 Ashfield Road**
**Sale**
**M33 7DY**

- Town centre retail location
- On street parking
- Eligible for Small Business Rates Exemption

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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## LOCATION

The property is located on the south side of Ashfield Road close to its junction with Claremont Road in Sale Town Centre. All Town Centre shops, cafes, bars, restaurants and transport links, including Sale Metrolink Station, are within easy walking distance.

The nearby A56 provides easy access into Manchester City Centre, with Altrincham Town Centre approx 2.5 miles to the south.

## DESCRIPTION

The property comprises a ground floor self-contained shop. There is an open plan sales area to the front and a small store, kitchenette and WC to the rear.

## ACCOMMODATION

We have measured the premises in accordance with RICS Property Measurement (2nd Edition) as follows:

Net Internal Area: **36.91 sq m / 397 sq ft**

## LEASE

A new lease on effective full repairing and insuring terms for a term of years to be agreed at a rent of **£9,500 per annum exclusive.**

## BUSINESS RATES

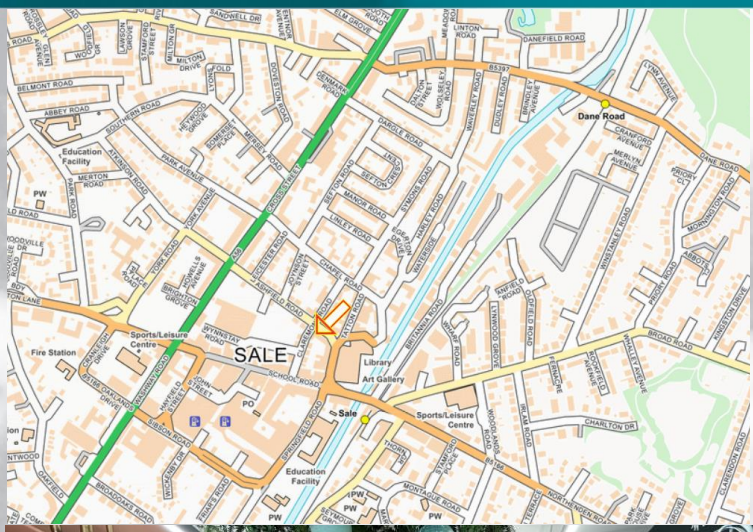
The rateable value is £7,900 as of April 2026, and so occupiers should benefit from Small Business Rates Exemption. Interested parties are encouraged to make their own enquiries with the local authority.

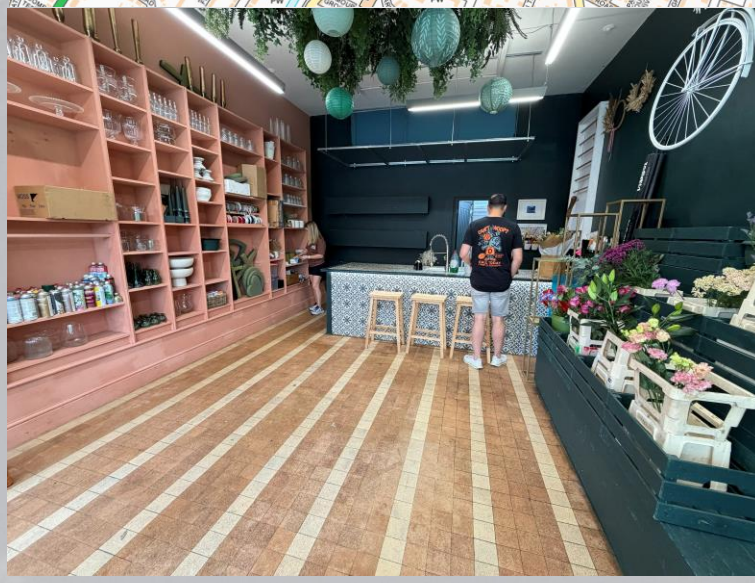
## EPC

TBC.

## VAT

All prices quoted are exclusive of but may be liable to VAT.



## VIEWING

By appointment with the sole agent:

WT Gunson:
**Josh Hill**
Josh.hill@wtgunson.co.uk

**Lewis Grainger**
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RICS

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