wtgunson

commercial property consultants

TO LET



RETAIL PREMISES – 1,368 SQ FT PLUS BASEMENT

4 Framingham Road
Brooklands
Sale
M33 3SH

- Popular Brooklands/Sale location
- Close proximity to Brooklands Metrolink Station
- Suitable for a variety of uses under E class

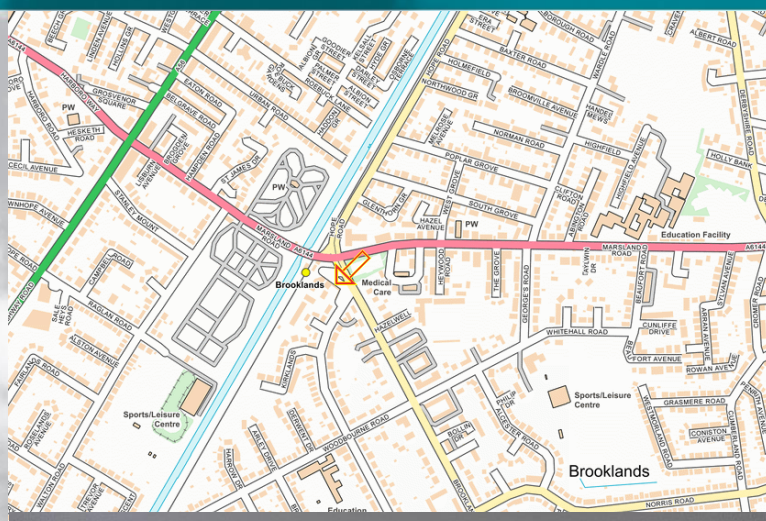
0161 833 9797 www.wtgunson.co.uk

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 west side of Framingham Road off Brooklands Station approach in the Brooklands area of Sale, Cheshire. Brooklands Metrolink Station is within close proximity. Sale town centre is 1 mile to the north.



DESCRIPTION

A double storey mid terraced retail premises with basement storage. Formerly used as a flooring showroom, would suit a variety of uses under E class.

ACCOMMODATION

According to the VOA the areas on a net internal basis are as follows:

Ground Floor	**728 sqft**
First Floor	**640 sqft**
Total	**1,368 sqft**
Plus Basement	**643 sqft**



LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£24,000 per annum**.

BUSINESS RATES

The property has been assessed under two assessments as RV £13,250 (April 2026) for the ground floor and basement (4 Framingham Rd) and RV £8,000 for the first floor (4A Framingham Rd). These two assessments will likely need to be combined for an occupier for the whole property. Further enquiries should be made direct with the local authority.

EPC

A copy of the EPC is available upon request.

VAT

We understand VAT is applicable.

ENQUIRIES/VIEWING

By appointment with the sole agent:

WT Gunson:

Neale Sayle
Neale.sayle@wtgunson.co.uk

Lewis Grainger
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Date of preparation: August 2026

RICS

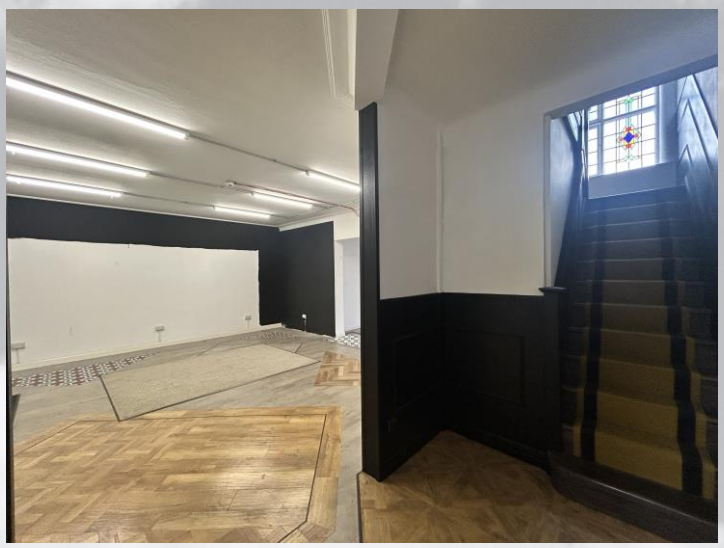
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