

**S. Kershaw & Sons**

**Chartered Surveyors**

VALUERS & ESTATE AGENTS

ESTABLISHED 1845

**TO LET**



**9 MARSLAND ROAD**

**SALE, CHESHIRE M33 3HP**

**DESCRIPTION:**

This is a purpose built, two storey terraced office/shop unit, brick built under a slated roof. The property is serviced from a rear service road to a small yard.

The property is part of a terrace of ten shops being adjacent to Sale Moor shopping area, forming a local shopping focus for the surrounding residential area.

**SITUATION:**

From Manchester City Centre, proceed along Chester Road into Sale turning left into School Road. Proceed along School Road into Northenden Road and the property is situated on the left-hand side of Marsland Road.

48/50 Chapel Street  
Manchester M3 1RJ  
Telephone 0161 834 1191  
Fax: 0161 831 7395

**sks**

15 Hornby Street  
Heywood, Lancs OL10 1AA  
Telephone 01706 369141 (24hrs)  
& 01706 360839  
Fax: 01706 625894

## **ACCOMMODATION:**

### GROUND FLOOR

<u>Entrance Hall:</u>	(5'08" x 9'70")
<u>Meeting Room:</u>	(11'33" x 11'72")
<u>Front Room:</u>	(16'50" x 12'63")
<u>Middle Room:</u>	(10'15" x 14'43")
<u>Rear Room:</u>	(8'94" x 12'68")
<u>Rear Kitchen:</u>	(8'94" x 5'95")

### FIRST FLOOR

<u>Bathroom and w.c:</u>	Panelled Bath, bidet, pedestal wash basin. Radiator.
<u>W.C.:</u>	Low down w.c.
<u>Office 1:</u>	(10'07" x 17'09")
<u>Office 2:</u>	(9'32" x 18'69")
<u>Office 3:</u>	(9'87" x 15'29")
<u>Exterior:</u>	A rear yard containing outbuilding and rear loading way with access to the passage to Conway Road.

<u>OUTGOINGS:</u>	Rateable Value £7,400 Council Tax Band B
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TERMS: To be let on a Full Repairing and Insuring Lease for a period to be negotiated, subject to three year rent reviews. The Lessee will be responsible for the Lessors Legal Fees and Surveyors negotiation fees.

VIEWINGS: By arrangement with our Heywood or Manchester Office.  
AVAILABLE FROM 09.01.09.

**RENTAL:**

**£13,000 per annum exclusive of rates.**

**Subject to Contract**

HP767/DW/KO

DETAILS 19/11/08

S. Kershaw & Sons has not tested any of the apparatus, equipment, fittings or services and cannot verify whether they are in working order. The Tenant is advised to obtain verification from qualified personnel.

S Kershaw and Sons on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that :-  
1. The particulars are a general outline of the property only for the guidance of intended Buyers or Lessors and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility any may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

