

FREEHOLD INVESTMENT FOR SALE BUSINESS UNAFFECTED

Hitchcock & Wright
CHARTERED SURVEYORS **Partners**

£250,000



309 Hale Road, Hale Barns WA15 8SS

LOCATION

The property is prominently located fronting Hale Road in Hale Barns which is an affluent village situated approximately 9 miles south west of Manchester City Centre. Hale Barns is easily accessible from the M56 and M60 motorways and is well connected with rail links from nearby Altrincham and Hale.

Nearby occupiers are Ampika's Aesthetics, Fade Barbers, Le Bronzage Tanning Studio, Oxfam and Hale Barns Pharmacy. Directly opposite is The Square Shopping Centre which includes Costa Coffee, Asda and My GP Private Clinic.

DESCRIPTION

The property comprises of a mid terrace fully fitted restaurant of traditional brick construction with a pitched slate roof. The ground floor is fitted as a traditional chinese restaurant with open plan customer seating and bar to the front with a commercial kitchen to the rear. At first floor there are customer W/c's and additional function room / storage space.

FLOOR AREAS

Ground Floor Sales	556 sq.ft.	(51.67 sq.m.)
Ground Floor Kitchen	393 sq.ft.	(36.52 sq.m.)
First Floor	269 sq.ft.	(25.00 sq.m.)

TENURE

The property is held freehold and is to be sold with the benefit of a lease to Yee Wan Tong for a term commencing 25th December 2014 and expiring 24th March 2031 at a passing rent of £18,750 per annum. The lease is subject to 5 yearly rent reviews with the next review due March 2026. There are no break clauses.

The lease is drafted on full repairing and insuring terms with the landlord to insure the property and recover from the tenant.

Please note: The tenant is seeking to sell their business for a premium of £128,000 to include fixtures, fittings and goodwill. Further details available upon request.

PRICE

The Vendor is seeking offers for their freehold interest subject to and with the benefit of the lease in place in the sum of £250,000 (Two Hundred and Fifty Thousand Pounds).

VAT

The property is not elected for VAT.

UNIFORM BUSINESS RATES

The property has a Rateable Value effective from April 2023 of £19,250.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan.

Tel. No. 0151 227 3400
E-mail: mattkerrigan@hwandp.co.uk

Subject to Contract
Details Prepared July 2025



309 Hale Road, Hale Barns WA15 8SS

