

# School Road, Sale

52 & 54 School Road, Sale M33 7XE

RETAIL UNITS TO LET / MAY SELL



## Savills Manchester

Belvedere  
12 Booth Street Street  
Manchester  
M2 4AW  
[savills.co.uk](http://savills.co.uk)



## Location

The property is primely located within Sale Town Centre, benefitting from a strong frontage to School Road and situated directly opposite the redeveloped Stanley Square Retail & Leisure Scheme.

Sale is an affluent town located approximately 5 miles south of Manchester City Centre with a population of 62,000 and exceptional transport links to Greater Manchester. The town provides a strong mix of national and independent operators with nearby occupiers including **Caffe Nero, KFC, Boots, New Look, ALDI, Sainsbury's, Wood Fire Smoke, Blanchflower & Rudy's Pizza.**

## Accommodation

The property is arranged across two units over ground, first & second. The property comprises the following approximate floor area:

### 52 School Road

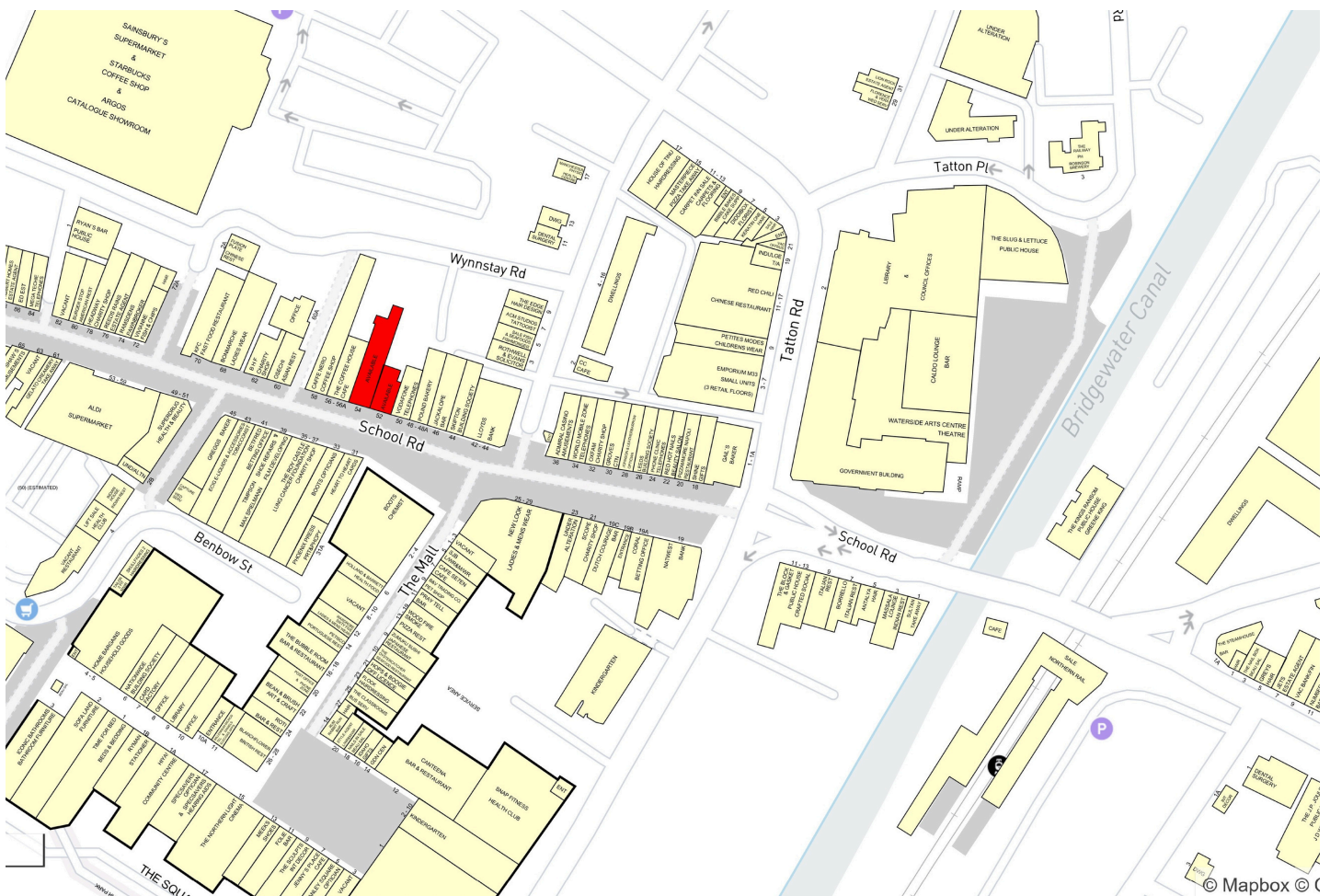
**Ground Floor: 520 sq ft 48.3 sq m**

### 54 School Road

**Ground Floor: 2,324 sq ft 215.9 sq m**

**First Floor: 1,978 sq ft 183.8 sq m**

**Second Floor: 1,130 sq ft 104.9 sq m**



## Viewing & further information

Strictly by prior arrangement only with:

**Jack Wagland**

jack.wagland@savills.com  
+44 (0) 7816 184 029



## Rent

Upon application.

## Tenure

A new lease will be available for a term to be agreed subject to five yearly upwards only rent reviews.

## Rates

### **52 School Road**

Rateable Value: £12,250  
UBR 2026/27: £38.2p  
Rates Payable: £4,679.50

### **54 School Road**

Rateable Value: £36,000  
UBR 2026/27: £38.2p  
Rates Payable: £13,752

(Interested parties are advised to enquire with the Local Authority to confirm their exact rates liability and any entitlement for relief or concession).

## Use

The premises is available for a variety of commercial uses including Retail, Restaurant, Office or Gym space, subject to relevant planning.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

A valid EPC for this property can be made available upon request.

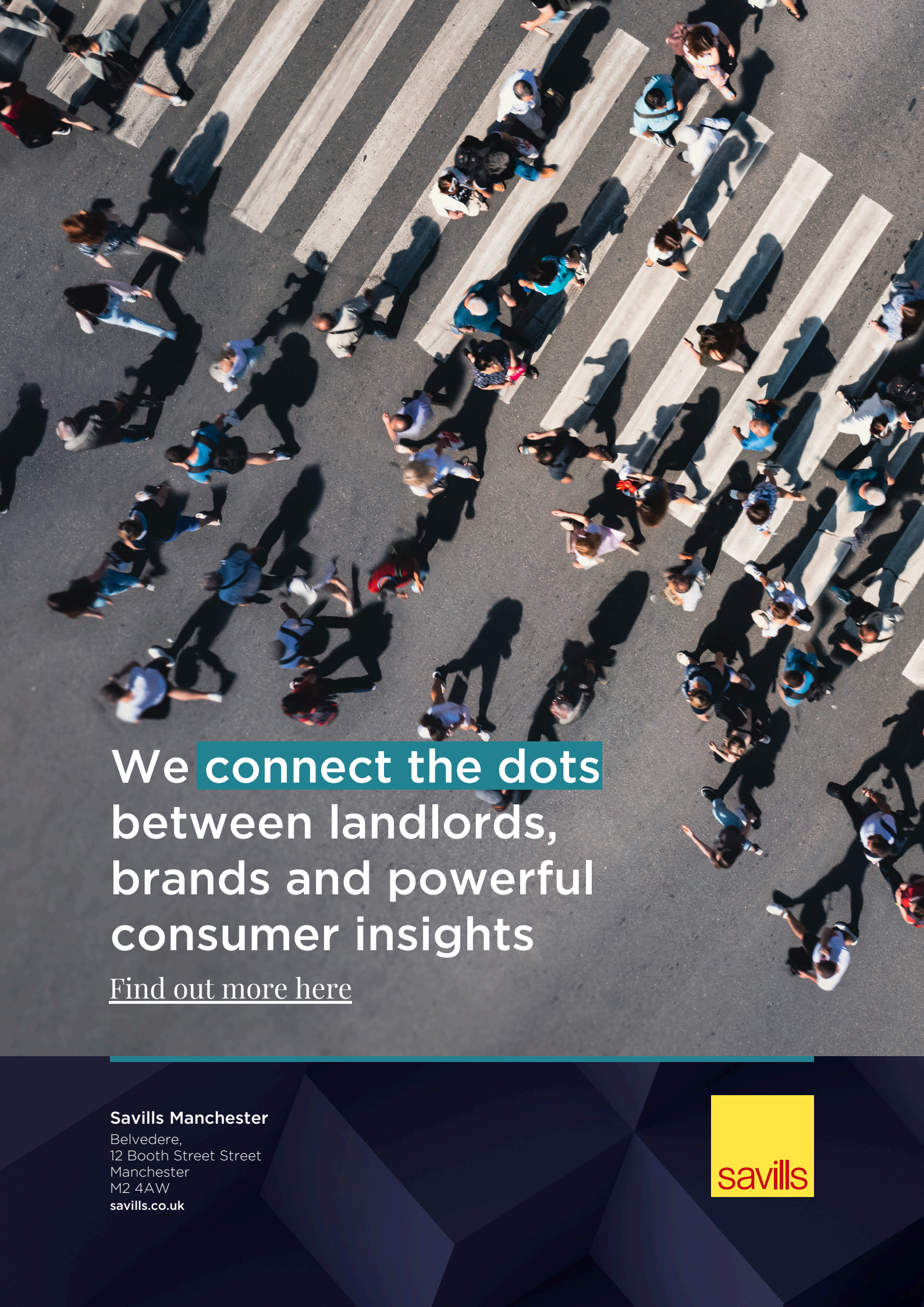


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