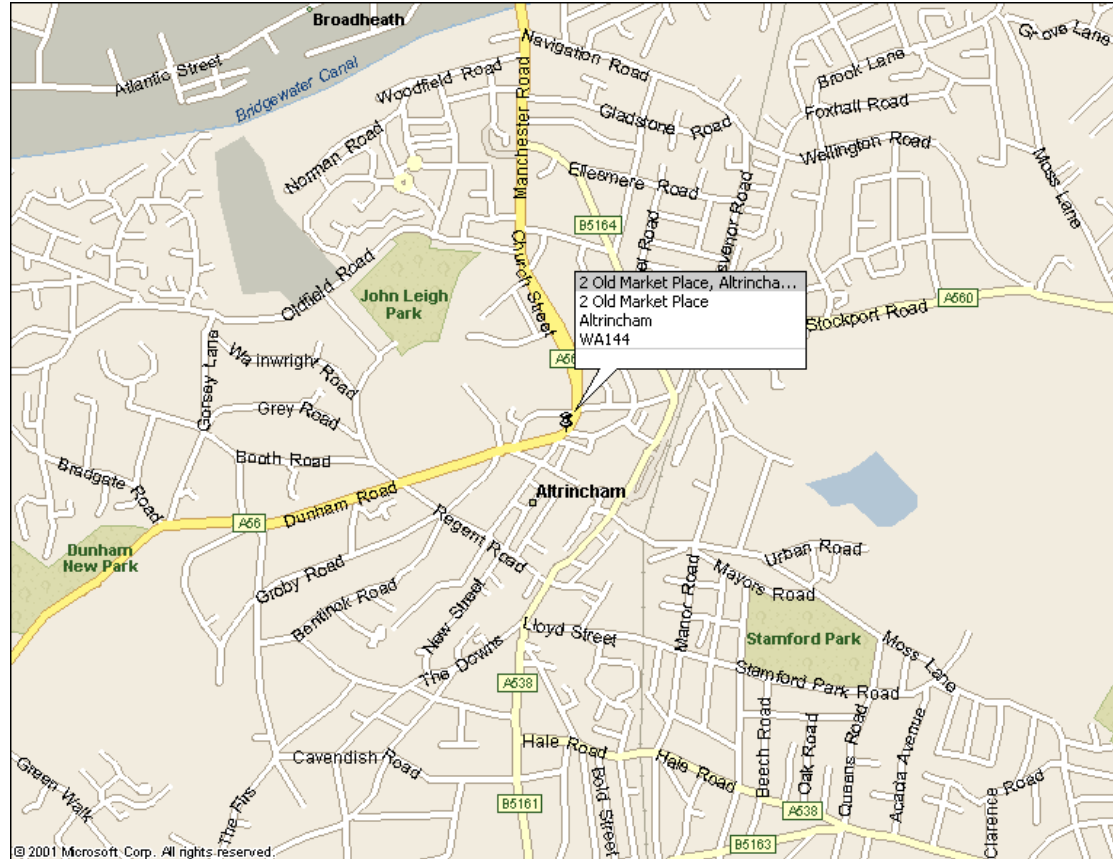


**RATEABLE VALUE**  
(Vendor please confirm).

**RATES PAYABLE**  
(Vendor please confirm).

**VIEWING**  
Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555



**thomas.willmax**  
COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:  
**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**2 & 2A OLD MARKET PLACE,  
ALTRINCHAM, CHESHIRE WA14 4NP  
FOR SALE - £445,000**



**INVESTMENT OPPORTUNITY**  
**ATTRACTIVE GRADE II LISTED BUILDING.**  
**GROUND & LOWER GROUND FLOOR RETAIL UNIT**  
**LET AT £15,000 P.A.**  
**PLUS VACANT REFURBISHED SELF CONTAINED**  
**1ST AND 2ND FLOOR OFFICES**

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk

## **GROUND FLOOR AND LOWER GROUND FLOOR**

Let as a Beauty Salon to Cheshire Retreat Limited on a 6 year lease from June 2017 with a 3 year break clause and rent payable of £15,000 p.a. providing a total of 126 sq.m (1357 sq.ft.). Having recently undergone a programme of refurbishment the accommodation is presented to a high standard throughout with quality fixtures and fittings. The property comprises retail/beauty room plus staff room on the ground floor. The lower ground floor provides three beauty rooms plus waiting area and lounge/waiting room all of which have full height ceilings. The accommodation benefits from central heating and air conditioning with built in speakers and network points. It is fully fitted with various work stations and pedestals, reception, desk, spray tan booth, treatment tables and various sofas, chairs and furniture. Each of the beauty rooms have built in wash hand basins and storage units. It provides a total of 126 sq.m (1357 sq.ft.).

Comprising of the following:-

### **ENTRANCE**

Covered entrance porch with quarry tiled step leading to hardwood glazed entrance door, set into large bay fronted display windows. Leading through to

### **RETAIL/OFFICE 1 (8.4m x 5.7m)**

With laminate flooring throughout. Wall mounted air conditioning/warm air heater. Two ceiling lights. Numerous power points. Telephone points. Network points. Door leading to inner hallway and further door providing access to

### **RETAIL/OFFICE 2 (5m x 3m)(average)**

Double glazed partition wall overlooking the retail/office 1. Further door to inner hallway. Laminate flooring throughout. Numerous power points. Telephone points. Network points. Wall mounted boiler. Ceiling light. Wall mounted air conditioning/warm air heater. Further hardwood glazed window with the benefit of external security bars overlooking the rear.

### **INNER HALLWAY**

With separate entrance from Old Market Place with display window to the side. Wall mounted storage heater. Wall mounted alarm control panel. Numerous ceiling lights. Staircase leading to first floor accommodation and further door leading through to

### **VESTIBULE**

With ceiling light. Door leading through to retail/office 2. Further door leading down to lower ground floor and further door providing access to

### **STATIONERY ROOM (2m x 2m)(average)**

With central ceiling light. Numerous power points.

## **LOWER GROUND FLOOR**

### **ROOM 1 (8.4m x 5.8m)**

### **ROOM 2 (5.4m x 3m)**

### **WC**

## **FIRST AND SECOND FLOOR OFFICES**

Having just completed a programme of refurbishment these offices are offered with vacant possession, newly decorated and carpeted. Accessed via glazed entrance door leading to entrance hallway with attractive staircase providing access to three offices and bathroom on the first floor and three further offices, kitchen and bathroom on the second floor.

All the rooms have stained glass windows, some with fitted furniture and benefiting from air conditioning/warm air heating, plus economy seven storage heaters, cat 5 networked throughout. Providing approximately 130 sq.m. (1400 sq.ft.).

### **OFFICE 1 (6m x 4.8m)(average)**

### **OFFICE 2 (5.2m x 2.6m)(average)**

### **OFFICE 3 (4.4m x 3.2m)**

All the above offices have stained glass windows. Feature cast iron fire place. Numerous ceiling lights. Wall mounted air conditioning unit and numerous power points and network points. Storage heater.

### **WC**

WC with wall mounted wash hand basin. Part tiled walls. Wall mounted storage cupboard and stained glass window overlooking the rear of the property. Storage cupboard.

### **OFFICE 4 (6.2m x 5m)(average)**

### **OFFICE 5 (5.2m x 3.6m)(average)**

### **OFFICE 6 (4.4m x 3.2m)**

All the above offices have stained glass windows. Feature cast iron fire place. Numerous ceiling lights. Wall mounted air conditioning unit and numerous power points and network points. Storage heater.

### **KITCHEN**

Comprising stainless steel sink unit set into run of marble effect worktop with range of oak effect base units below and matching wall units above. Adjacent breakfast bar. Central ceiling light. Stained glass window overlooking the front of the property. Numerous power points and part tiled walls.

### **WC**

WC with wall mounted wash hand basin. Part tiled walls. Built in cupboard. Ceiling light. Stained glass window overlooking the rear of the property.

### **PARKING**

Although no parking is allocated to the building, Altrincham's multi storey car park is positioned just to the rear of the property within a minutes' walk plus further car parks are available only a few minutes away.

