

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**225 ASHLEY ROAD
HALE, CHESHIRE WA15 9SZ
FOR SALE - £325,000**



**SPLIT LEVEL RETAIL UNIT OFFERING APPROXIMATELY 53 SQ.M
(571 SQ.FT.) PLUS LOWER GROUND FLOOR PROVIDING A
FURTHER 34.5 SQ.M (370 SQ.FT.)**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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info@thomaswillmax.co.uk
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ENTRANCE

Tile covered entrance porch with full height display windows to each side with the benefit of roller shutter providing access to glazed entrance door leading through to

RETAIL AREA (9.5m x 3m)(maximum)

With raised display area to the full height display window with inset lighting plus additional ceiling lights. Numerous wall lights. Power points. Telephone point. With stairs leading to vestibule with door to lower ground floor with opening to retail area 2 and door to

WC (3m x 0.9m)

With WC with wall mounted wash hand basin. Wall light.

RETAIL AREA 2 (4.5m x 3.8m)(into chimney breast)

With ceiling light. Numerous wall lights. Power points. Double opening fire exit doors with the benefit of internal roller shutter.

STORE ROOM (2.9m x 1.6m)

With archway from retail area 2 with ceiling light. Glass block obscure glazed window overlooking the side.

LOWER GROUND FLOOR

Staircase from vestibule leading to lower ground floor vestibule measuring **2.5m x 1.8m** with full height ceiling. Ceiling light. Telephone point with doors providing access to

CHAMBER 1 (4.1m x 4m)

Fluorescent strip ceiling lights. Power points.

Further stairs down leading to inner chamber hallway with ceiling lights. Door providing access to

CHAMBER 2 (4.7m x 3m)

Fluorescent strip ceiling lights. Power points. Wall mounted electric meter. Water meter.

OUTSIDE TO THE REAR

To the rear of the property there is a right of way with gated access from Ashley Road leading to the fire escape.

RATEABLE VALUE - £13,000 P.A.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



AWAITING EPC

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.