

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

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YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**137 MANCHESTER ROAD  
BROADHEATH, ALTRINCHAM WA14 5NS  
FOR SALE - £400,000**



**INVESTMENT OPPORTUNITY**  
**RETAIL UNIT LET ON A NEW 7 YEAR LEASE PLUS TWO**  
**SELF CONTAINED 3 BED FLATS**  
**PROVIDING A TOTAL OF £30,080 P.A.**

THOMAS WILLMAX LIMITED  
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**GROUND FLOOR RETAIL UNIT – LET ON A RENEWED 7 YEAR LEASE FROM FEBRUARY 2022 AT £11,400 P.A. RISING TO £12,540 P.A. AT THE END OF YEAR 5**

**ENTRANCE**

Recessed entrance porch with display windows to each side providing a frontage of 5.4m leading through to

**RETAIL AREA (8.7m x 5.5m)**

Leading through to

**INNER HALLWAY (4.3m x 1.8m)**

With access hatch to basement storage and door leading through to

**BEAUTY ROOM (3.5m x 2.8m)**

**OFFICE/STAFF ROOM (3.9m x 3.5m)**

Landing area with central heating radiator. Numerous ceiling lights and doors providing access to

**KITCHEN/WC'S (1.7m x 1.6m)**

With sink unit set into worktop. Storage below. Wall mounted boiler. Fire escape and door to

**BASEMENTS**

Comprising of two storage chambers.

**FLAT 1-LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FROM 11<sup>TH</sup> DECEMBER 2021 FOR 12 MONTHS AT £850 PCM**

**ENTRANCE**

Landing area with central heating radiator. Numerous ceiling lights and doors providing access to

**LOUNGE/KITCHEN (5.5m x 4.5m)**

Comprising of a sink unit set into worktop with range of light oak fronted base units and matching wall units above. Space for cooker and washing machine. Numerous ceiling lights. Perimeter power points. Central heating radiators and Upvc bay window overlooking the front.

**BEDROOM 1 (3.5m x 2.1m)**

With central heating radiator. Ceiling light. Power points.

**BEDROOM 2 (4.3m x 3.6m)**

With Upvc double glazed window overlooking the rear. Ceiling light. Power points.

**BEDROOM 3 (3.5m x 3.2m)**

With Upvc double glazed window overlooking the rear. Ceiling light. Central heating radiator. Power points.

**BATHROOM (2.4m x 1.5m)**

Comprising of a 3 piece white suite with shower positioned above the bath. Fully tiled walls and floor. Upvc obscure glazed window overlooking the side of the property. Ceiling light. Air extractor.

**FLAT 2 – LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT FROM 7<sup>TH</sup> SEPTEMBER 2021 FOR 12 MONTHS AT £795 PCM**

**BREAKFAST/KITCHEN (4.5m x 4m)**

Comprising stainless steel sink unit set into run of marble effect worktop with range of beech fronted base units below and matching wall units above. Built in electric hob and oven with extractor above. Part tiled walls. Numerous perimeter power points. Central heating radiators and doors leading through to

**ROOM 1 (2.6m x 2.5m)**

Ceiling light. Central heating radiator. Power points.

**ROOM 2 (3m x 2.8m)**

Ceiling light. Central heating radiator. Power points.

**EPC RATING D (certificate available on request)**

**ROOM 3 (3.2m x 2.4m)**

With velux roof light. Central heating radiator. Power points. Under eaves storage cupboard.

**BATHROOM (3m x 2.2m)**

Comprising 3 piece white suite with shower positioned above the bath. Fully tiled walls and floor. Velux roof light. Central heating radiator.

**RATEABLE VALUE**

**(Vendor pls confirm)**

**VIEWING**

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



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.