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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**8 BROOKLANDS ROAD
SALE, CHESHIRE M33 3SQ
TO LET - £14,000 P.A. plus VAT**



**DOUBLE FRONTED RETAIL UNIT OFFERING
APPROXIMATELY 58 SQ.M. (619 SQ.FT.).
COMPRISING OPEN PLAN RETAIL AREA WITH
REAR KITCHEN/STAFF ROOM AND WC'S.
PARKING SPACE TO THE FRONT AND REAR.**

THOMAS WILLMAX LIMITED
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ENTRANCE

Tiled covered entrance porch leading to aluminium glazed entrance door with two bay display windows to each side providing a frontage of **6.5m** with the benefit of external steel electric roller shutter

RETAIL AREA 1 (6.5m x 6.1m)(maximum)

With suspended ceiling with inset LED lighting and air conditioning unit. Perimeter power points with opening leading through to

RETAIL AREA 2 (3.8m x 3.8m)

With suspended ceiling with inset LED lighting. Perimeter power points. Wall mounted air conditioning unit. Wall mounted thermostat. With doors providing access to

CUSTOMER WC'S

Comprising vestibule with fire exit. With window to the side with external steel roller shutter. Door to WC with wash hand basin.

KITCHEN/STAFF ROOM (3m x 2.3m)

Comprising stainless steel sink unit set into run of worktop with base units below with adjacent breakfast bar. Ceiling light. Fire escape. Door to

STAFF WC

With separate cloaks area with wash hand basin and obscured glazed windows overlooking the side.

BASEMENT STORAGE

Staircase from inner vestibule leading down to basement storage. Comprising of 3 chambers with good ceiling height of 2.1m.

Chamber 1 (7m x 1.9m (average))

With wall mounted electric meter.

Chamber 2 (6.7m x 5.9m (maximum))

With ceiling light. Obscured glazed window overlooking the rear.

Chamber 3 (3.7m x 3.6m)

With central ceiling light and obscured glazed windows to the rear.

PARKING

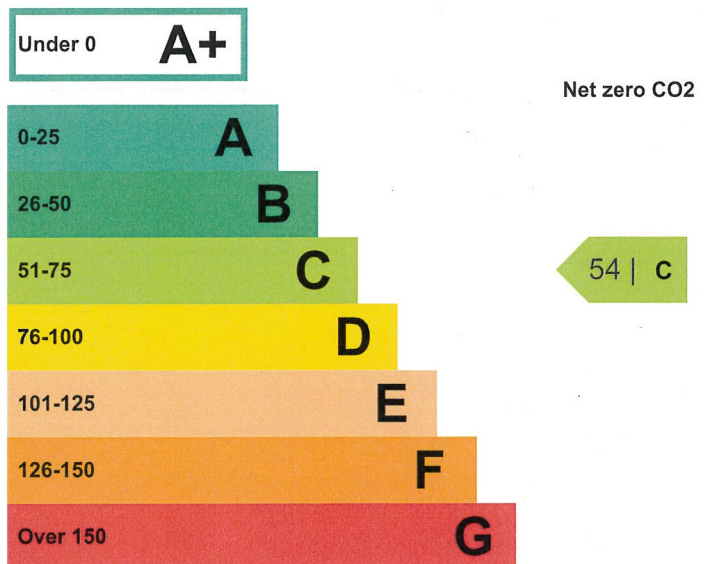
There is one parking space to the front of the property and one parking space to the rear.

USE CLASS – The building falls under class 'E' and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

RATEABLE VALUE – The property is currently listed on the Valuation Office website as having a rateable value of £8,700 with the appropriate business rates multiplier to be applied for the business rates payable.

VIEWING

Strictly by appointment through the sole letting 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.