

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

184 – 186 CROSS STREET SALE, MANCHESTER M33 7AG TO LET - £22,000 P.A.



**DOUBLE RETAIL/OFFICE UNIT GROUND FLOOR BEING
MAINLY OPEN PLAN WITH TWO ROOMS TO THE REAR PLUS WC,
THREE FURTHER ROOMS, KITCHEN/STAFF ROOM
PLUS MALE & FEMALE WC'S ON THE FIRST FLOOR.
CAR PARKING TO THE REAR.**

THOMAS WILLMAX LIMITED
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ENTRANCE

Double opening part glazed entrance door with the benefit of external roller shutter leading through to

RETAIL AREA 65 sq.m. (700 sq.ft.)

"L" shaped retail area. With false ceiling with inset fluorescent strip lighting plus additional down lighters. LED panel lighting. Perimeter central heating radiators. Telephone points. Wall mounted air conditioning unit. Display window to the front with the benefit of external steel roller shutters providing a frontage of 9m. Fire escape with opening to

INNER HALLWAY (3.4m x 1.1m)

With central heating radiator. Power points. False ceiling with inset lighting. Door leading through to

OFFICE 1 (3.3m x 2.2m)

OFFICE 2 (4m x 2.3m)

With uPVC double glazed window overlooking the rear with the benefit of external security shutter. False ceiling with inset panel lighting. Range of power points. Door to

WC

FIRST FLOOR ACCOMMODATION

Staircase from retail area leading to first floor landing with fluorescent strip ceiling light. Doors providing access to

OFFICE 1 (7.8m x 4.4m)

With hardwood glazed windows overlooking the front and rear. Perimeter central heating radiator. Power points. Telephone points. False ceiling with inset lighting.

OFFICE 2 (4.4m x 4m)

With window overlooking the front of the property. Perimeter central heating radiators. Power points.

OFFICE 3 (3.7m x 2.8m)

False ceiling with inset down lighters. uPVC window overlooking the rear. Central heating radiator. Power points.

KITCHEN/STAFFROOM (5m x 2.6m)(maximum)

Comprising stainless steel sink unit set into run of marble effect worktop with range of white fronted base units below and matching wall units above. Wall mounted boiler. Central heating radiator. uPVC double glazed windows overlooking the rear. Power points. Ceiling light.

MALE WC

With wash hand basin and obscure glazed window overlooking the side of the property.

FEMALE WC

With wash hand basin and obscure glazed window overlooking the side of the property.

OUTSIDE

To the rear of the property there is hardstanding providing parking for 3 or 4 cars.

RATEABLE VALUE

(Vendor pls confirm)

VIEWING

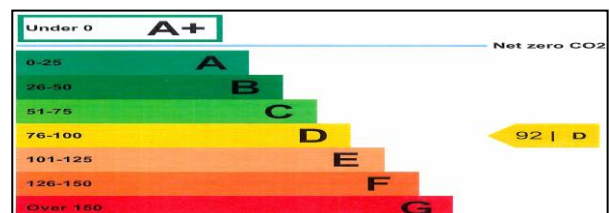
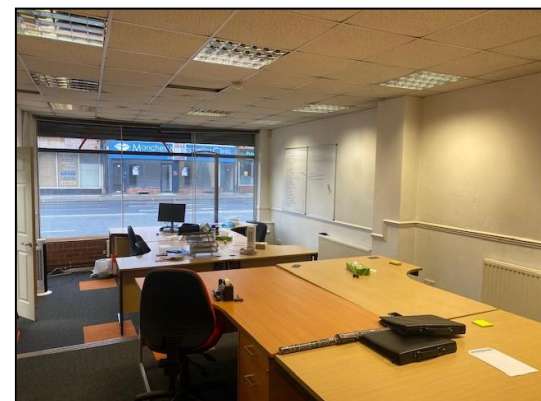
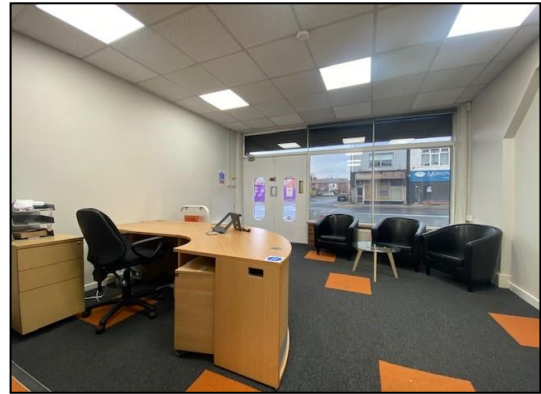
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

USE CLASS

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

ENERGY PERFORMANCE CERTIFICATE

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



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.