

**85 MANCHESTER ROAD  
ALTRINCHAM, CHESHIRE WA14 4RJ  
TO LET - £12,000 P.A.**



**OPEN PLAN GROUND FLOOR RETAIL UNIT  
PROVIDING APPROXIMATELY  
87 SQ.M (937 SQ.FT.)**

## ENTRANCE

Aluminium glazed entrance door with full height aluminium glazed display window to the side providing a frontage of **6.6m** leading through to

## RETAIL AREA (83 sq.m/894 sq.ft.)

Comprising retail area with tiled flooring throughout. Part suspended ceiling with inset lighting and air conditioning units. Perimeter power points providing a total of **5.2m x 6.6m plus 10.5m x 4.7m** with fire exit to the rear and opening to

## BATHROOM

## KITCHEN/STAFFROOM (2.4m x 1.8m)

Comprising stainless steel sink unit set onto worktop with range of white fronted base units below and tiled splash back. Fluorescent strip ceiling light. Doors providing access to

## WC

With separate cloaks area.

## USE CLASS

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

## OUTSIDE TO THE REAR

To the rear is an enclosed yard for storage of bins. I uses

## RATEABLE VALUE £11,500 P.A.

## RATES PAYABLE

We would advise any interested party to contact the local authority in order to confirm the business rates payable together with any small business rates relief to which they may be entitled.

## VIEWING

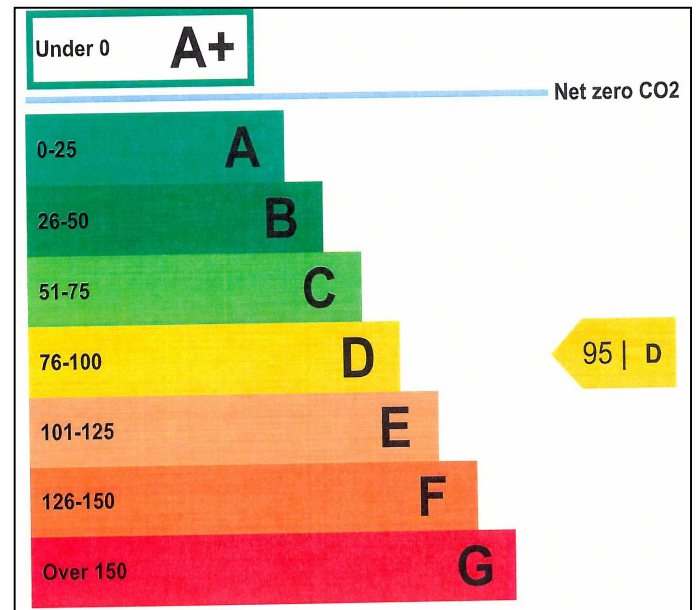
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

## ENERGY PERFORMANCE CERTIFICATE

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

## AWAITING INTERNAL PHOTO

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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.