

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

3 BAILLIE STREET ROCHDALE, LANCOS OL16 IJJ TO LET - £8,000 P.A.



**GROUND FLOOR RETAIL UNIT
OFFERING APPROXIMATELY 33 SQ.M (357 SQ.FT.)
PLUS LOWER GROUND STORAGE**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

ENTRANCE

Aluminium glazed entrance door with display windows to each side providing a frontage of **4.1m** leading through to

RETAIL AREA (8.3m x 4m)

With false ceiling with category 2 lighting. Numerous perimeter power points. Two wall mounted storage heaters. Laminate flooring. Hatch in the floor providing access to

LOWER GROUND FLOOR STORAGE (3.8m x 2.1m)

With fluorescent strip ceiling light.

SHARED WC

Situated on the first floor shared with the 1st floor office tenants.

RATEABLE VALUE/RATES PAYABLE (VENDOR PLS CONFIRM).**USE CLASS**

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

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.

AWAITNG EPC

**AWAITING INTERNAL
PHOTOGRAPH**

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.