

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**160-162 CHEETHAM HILL ROAD
MANCHESTER M8 8LQ
TO LET - £34,500 P.A. (MAY SPLIT)**



**EXTENDED GROUND FLOOR SPACE IDEAL FOR
WHOLESALE/RETAIL/RESTAURANT
IN CITY CENTRE MANCHESTER
PROVIDING APPROXIMATELY 266 SQ.M (2865 SQ.FT.)
WITH SIDE LOADING DOORS
AND TWO ALLOCATED CAR SPACES**

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 four full height display windows to the side with the benefit of electric roller shutters providing a frontage of **9m** leading through to

AREA 1 (9m x 8m)

With false ceiling with inset LED panel lighting. Numerous perimeter power points. Perimeter central heating radiators. Laminate flooring with opening through to retail area 2 and door providing access to

KITCHEN (15.5m x 1.2m)

Stainless steel sink unit set into run of marble effect worktop with base units below and wall units above. Part tiled walls. LED ceiling light. Central heating radiator. Tiled floors with doors providing access to

MALE WC

FEMALE WC

AREA 2 (18.2m x 10.3m)

With false ceiling with inset down lighters. Perimeter central heating radiators and power points. Fire exit. Roller shutter loading doors.

OUTSIDE TO THE FRONT

To the front of the property there is two allocated car parking spaces. Access to the rear loading doors is via Derby Street and onto Stock Street to the rear of the property.

USE CLASS

(Vendor please confirm)

RATEABLE VALUE

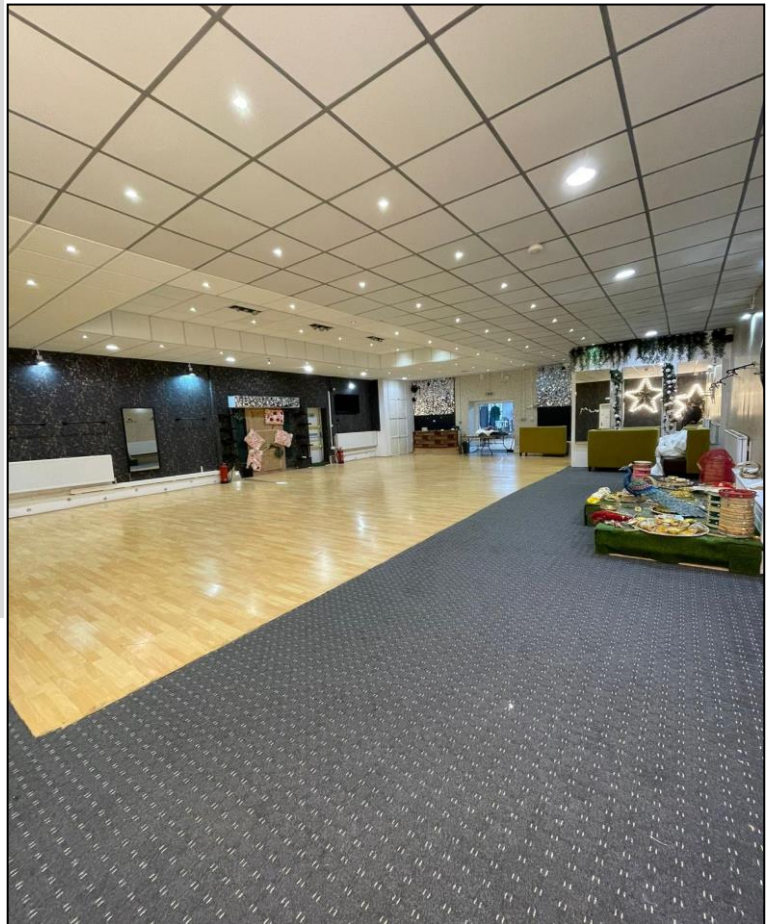
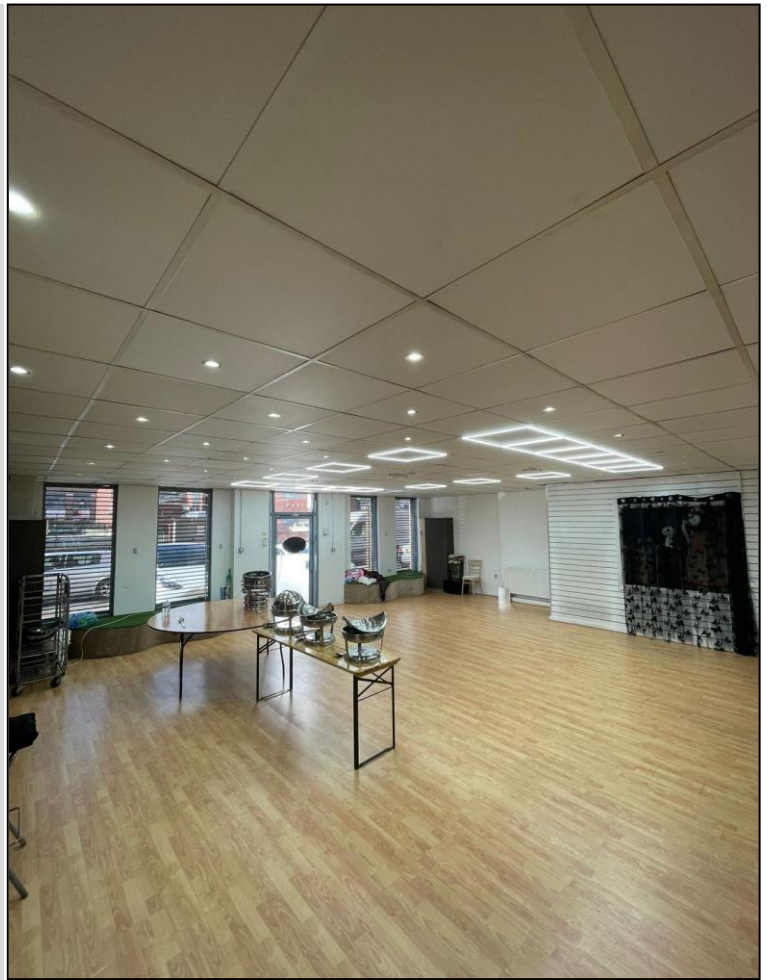
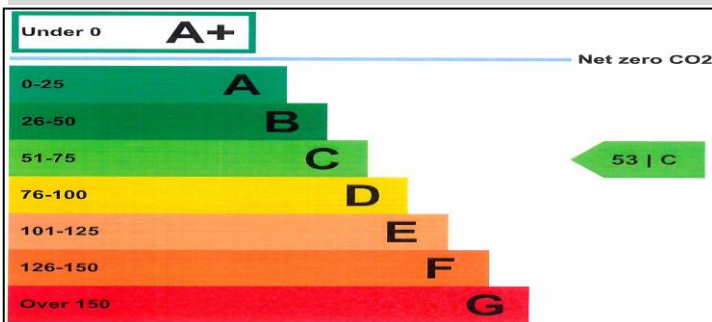
(Vendor please confirm)

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The full EPC can 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.