

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**162 NORTHENDEN ROAD  
SALE MOOR, MANCHESTER M33 3HE  
TO LET - £12,000 P.A.**



**GROUND FLOOR UNIT PROVIDING APPROXIMATELY  
51.5 SQ.M (555 SQ.FT.) PLUS FIRST FLOOR STORAGE IN  
THE CENTRE OF SALE MOOR VILLAGE.  
SUITABLE FOR RETAIL, OFFICE OR  
CONSULTING.MEDICAL USE.**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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info@thomaswillmax.co.uk  
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## DESCRIPTION

Situated in the centre of the village with a high footfall. This two storey property provides 51.5 sq.m on the ground floor. The first floor is currently accessed through a ceiling hatch but gives potential to create additional space. On street parking is available to the front and two public car parking are within a few minutes walk.

## ENTRANCE

Double opening aluminium entrance doors with aluminium display window to the side providing a frontage of **4m** leading through to

## RETAIL AREA (8.2m x 4.3m)

With tiled flooring. Inset ceiling down lighters. Ceiling mounted air conditioning unit. Lofts access hatch providing access to first floor storage. With opening leading through to

## KITCHEN/STORE ROOM (4m x 2.9m)

With false ceiling with fluorescent strip lighting. Perimeter power points. Fire exit and door leading through to

## OFFICE (3.1m x 1.5m)

With fluorescent strip ceiling light. Numerous power points. Telephone points.

## OUTSIDE TO THE REAR

To the rear of the property there is a flagged forecourt accessed via right of way with door leading through to

## WC

With wall mounted wash hand basin and hot water heater positioned above. Ceiling light.

## USE CLASS

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

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.

## RATEABLE VALUE £9,100

## 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.

