

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

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THOMASWILLMAX.CO.UK

**202 HALL LANE  
BAGULEY, MANCHESTER M23 1WA  
UNIT 1 – TO LET - £9,000 P.A.  
UNIT 2 – TO LET - £6,000 P.A.**



**TWO RETAIL UNITS OFFERING OPEN PLAN  
ACCOMMODATION WITH COMMUNAL KITCHEN AND WC  
UNIT 1 – 49 SQ.M (533 SQ.FT.)  
UNIT 2 – 16 SQ.M (177 SQ.FT.)**

THOMAS WILLMAX LIMITED  
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## ENTRANCE

Aluminium glazed entrance door leading to

## COMMUNAL VESTIBULE (1.7m x 1.6m)

With ceiling light and doors providing access to

## UNIT 1 (7.5m x 6.6m) (49 SQ.M/533 SQ.FT.)

With two aluminium double glazed windows overlooking the front of the property with the benefit of external roller shutters. False ceiling with inset fluorescent strip lighting. Perimeter power points. Telephone point. Door providing access to

## UNIT 2 (2.9m x 1.7m)(plus 5m x 2.3m)(16 SQ.M/177 SQ.FT.)

"L" shaped retail unit with aluminium double glazed window overlooking the front of the property with the benefit of external electric roller shutter. Perimeter power points. False ceiling with inset fluorescent strip lighting.

## COMMUNAL KITCHEN

Comprising stainless steel sink unit set into run of worktop with base units below and tiled splashback. Numerous power points. Wall mounted electric heater. Fluorescent strip ceiling light.

## COMMUNAL WC

WC with wash hand basin with tiled splash back. Air extractor. Ceiling light.

## RATEABLE VALUE

(VENDOR PLS CONFIRMED)

## VIEWING

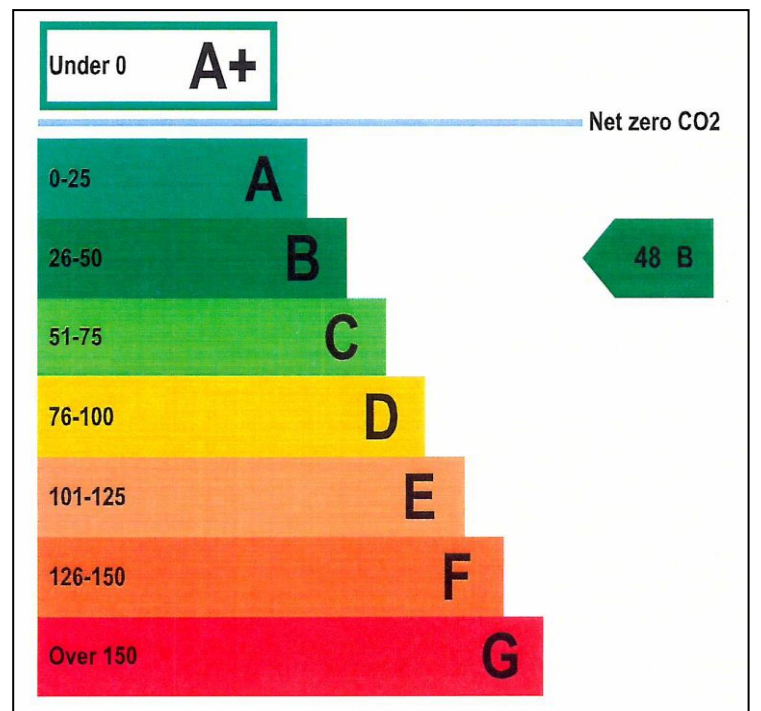
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

## 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.