

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**80 FLIXTON ROAD  
URMSTON, MANCHESTER M41 5AD  
TO LET - £25,000 P.A.**



**HIGH STREET RETAIL UNIT  
WITH ACCOMMODATION OVER THREE FLOORS  
PROVIDING APPROXIMATELY 210 SQ.M (2,262 SQ.FT.)  
SUITABLE FOR RETAIL, OFFICES, RESTAURANT OR BAR**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

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

**BAR AREA 1 (85 sq.m)(915 sq.ft.)**

With range of hardwood windows and Concertina Door overlooking the front of the property. Numerous perimeter central heating radiators. Cupboard housing electric meter. Emergency lighting. Wall mounted and ceiling mounted air conditioning unit. Built in bar complete with fixtures and fittings. Door leading through to

**KITCHEN (4.1mx 3.3m)**

Fully fitted stainless steel commercial kitchen. Numerous power points. Ceiling light. Sink unit. Door leading through to

**INNER VESTIBULE**

Staircase leading to first floor and further doors providing access to

**FEMALE WC'S/MALE WC'S**

**FIRST FLOOR ACCOMMODATION**

With staircase from ground floor vestibule leading to

**RESTAURANT/BAR AREA 2 (47.5 sq.m )(512 sq.ft.)**

With windows overlooking the front of the property with range of inset halogen down lighters with further built in bar area complete with fittings. Central heating radiator. Emergency lighting. Door providing access to

**KITCHEN/PREPARATION ROOM (32sq.m)(343 sq.ft.)**

Comprising various stainless steel sink units, worktops. Various fluorescent strip ceiling lights. Emergency lighting. Window overlooking the rear. Part tiled walls. Numerous power points.

**MALE WC'S/FEMALE WC'S**

**SECOND FLOOR ACCOMMODATION**

Return staircase from first floor vestibule leading to the landing with ceiling light and doors providing access to

**ROOM 1 (3.8m x 2.9m)**

With Upvc double glazed window overlooking the rear. Ceiling light. Power points with door leading through to

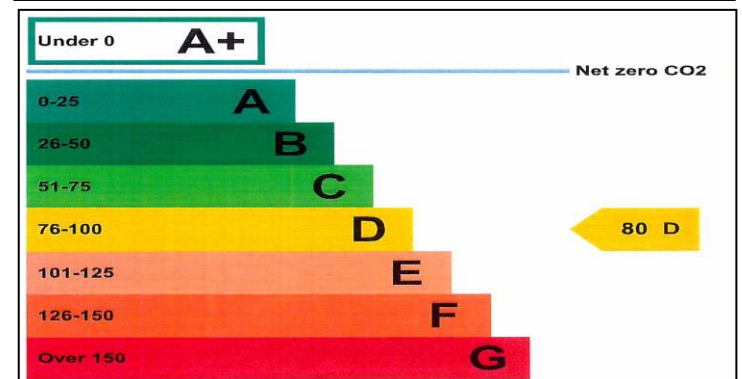
**ROOM 2 (5m x 3.6m)**

With Upvc double glazed window overlooking the front of the property. Ceiling light. Power points.

**RATEABLE VALUE - £16,000 per annum**

**VIEWING**

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



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.