

**125 MANCHESTER ROAD,
CHORLTON, MANCHESTER M21 9PG
TO LET - £18,000 P.A.**



**RETAIL UNIT OVER GROUND AND
LOWER GROUND FLOORS
PROVIDING APPROXIMATELY 114 SQ.M (1230 SQ.FT.)**

ENTRANCE

Flagged forecourt leading to uPVC entrance door with display windows to each side providing a frontage of **4.5m** with the benefit of electric roller shutter leading through to

RETAIL AREA (14.6m x 4.5m)(maximum)(57.5 sq.m/619 sq.ft.)

With false ceiling with inset fluorescent strip lighting. Perimeter power points. Telephone point. To the rear there is a 1½ bowl stainless steel sink unit set onto a base unit with worktop to the side and tiled splashback with hot water heater positioned above. Stairs down to



STORE ROOM (5.7m x 3.3m)

With central ceiling light. Velux roof light. Fire escape. Built in sink unit. Power points. Stairs to lower ground floor and door to



WC

WC with corner wash hand basin. Ceiling light.

LOWER GROUND FLOOR

ROOM 1 (4.3m x 4.2m)

With ceiling height of **2.1m** with fluorescent strip ceiling lights. Perimeter power points. Wall heaters.

ROOM 2 (4.8m x 4.5m)

With fluorescent strip ceiling lights. Perimeter power points. Wall heaters. Electric meter.



RATEABLE VALUE - £16,500 per annum

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

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.

