

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

29 AND 31 MIDDLE HILLGATE STOCKPORT SK1 3AY TO LET - £11,400 P.A.



DOUBLE FRONTED RETAIL/OFFICE UNIT OFFERING A MIXTURE OF OPEN PLAN AND SINGLE ROOMS PLUS KITCHEN/STAFFROOM AND WC EXTENDING TO APPROXIMATELY 63 SQ.M (679 SQ.FT.) PLUS BASEMENT STORAGE AND PARKING TO THE REAR.

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

Recessed entrance porch leading to Upvc part glazed entrance door with display windows to each side providing a frontage of **7.9 m** leading through to

RETAIL/OFFICE AREA (4.7m x 4.5m)

With false ceiling with inset fluorescent strip lighting. Perimeter power points. Doors providing access to

ROOM 1 (2.6m x 1.9m)

Central heating radiator. Ceiling light. Power points.

ROOM 2 (3.1m x 1.6m)

Ceiling light. Central heating radiator. Power points.

ROOM 3 (2.8m x 1.6m)

Central heating radiator. Ceiling light.

VESTIBULE (3m x 1.7m)

With central heating radiator. Ceiling light. Doors providing access to

KITCHEN/STAFFROOM (2.9m x 2.2m)

Comprising stainless steel sink unit with run of worktop to the side with adjacent breakfast bar and wall units. Upvc double glazed window overlooking the rear. Central heating radiator. Ceiling light. Door to basement storage.

ROOM 4 (5m x 3.2m)

With window overlooking the side of the property with the benefit of external security bars. Central heating radiator. Power points. Wall mounted boiler. Ceiling light.

WC

With wall mounted wash hand basin. Air extractor. Ceiling light.

BASEMENT

Comprising of Four storage chambers:-

Chamber 1 (3.9m x 2.9m)

Ceiling light.

Chamber 2 (4m x 3.5m)

Chamber 3 (4m x 3.8m)

Ceiling light. Electric meter.

Chamber 4 (4.5m x 4.5m)

With ceiling light. Gas meter

OUTSIDE TO THE REAR

Also accessed from Watson Square at the side of the building. There is a shared yard with hardstanding providing parking and bin store area.

RATEABLE VALUE

(Vendor pls confirm)

LEASE TERMS

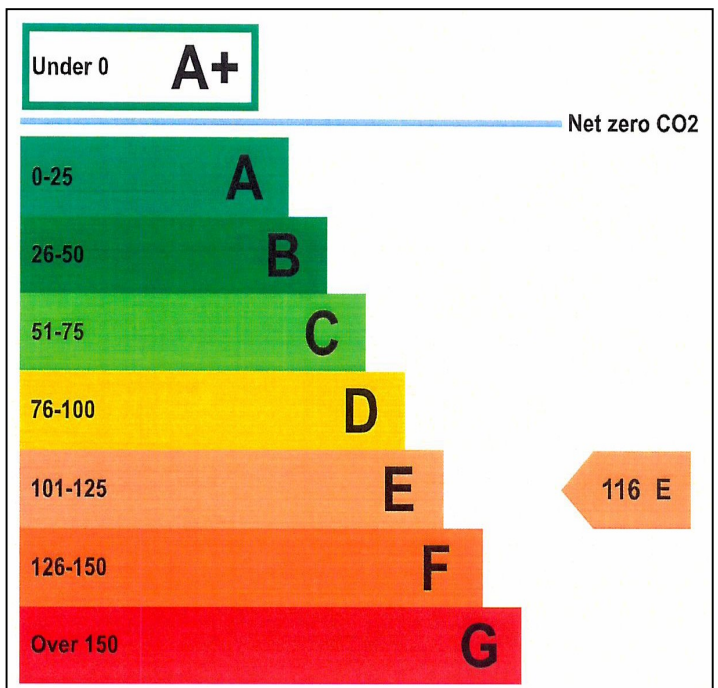
Lease terms to be agreed

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.



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.