

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

31A MIDDLE HILLGATE STOCKPORT SK1 3AY TO LET - £8,400 P.A.



GROUND FLOOR RETAIL/OFFICE UNIT PROVIDING OPEN PLAN ACCOMMODATION WITH REAR KITCHEN/STAFFROOM AND WC. EXTENDING TO APPROXIMATELY 35 SQ.M (377 SQ.FT.) PLUS BASEMENT STORAGE AND PARKING TO THE REAR.

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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info@thomaswillmax.co.uk
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ENTRANCE

Recessed entrance porch leading to Upvc entrance door leading through to

RETAIL AREA (8.8m x 3.4m)(maximum)

With Upvc bay window overlooking the front of the property. Perimeter central heating radiators. Power points. Network points. Fluorescent strip ceiling lights. Upvc double glazed window with the benefit of external security bars overlooking the rear. Cupboard housing central heating boiler. Doorway leading through to

VESTIBULE

With door to basement storage opening to

KITCHEN/STAFFROOM (2.4m x 2m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of base units below and wall units above. Part tiled walls. Central heating radiator. Fluorescent strip ceiling light. Power points. Fire escape. Door to

WC

BASEMENT

Comprising of two chambers:-

Chamber 1 (3.9m x 3.4m)

Fluorescent strip ceiling light.

Chamber 2 (4.4m x 4.4m)

Fluorescent strip ceiling light. Gas meter. Electric meter.

OUTSIDE TO THE REAR

Also accessed from Watson Square at the side of the building. There is a shared yard with hardstanding with an area for bin storage.

USE CLASS

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

LEASE TERMS

Available on lease terms to be agreed.

RATEABLE VALUE

(Vendor pls confirm)

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

