

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**GROUND FLOOR RETAIL UNIT
894 CHESTER ROAD, GORSE HILL,
MANCHESTER M32 0PA**

FOR SALE - £125,000



**GROUND FLOOR RETAIL UNIT WITH CONVERTED
BASEMENT PROVIDING APPROXIMATELY 75 SQ.M
(807 SQ.FT.) PLUS KITCHEN AND WC
AND REAR STORAGE/GARAGE UNIT**

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

Aluminium glazed entrance door with display window to the side with the benefit of external steel roller shutter leading through to

RETAIL AREA (10.1m x 3.9m)

Split level retail area with a range of strip ceiling lights. Numerous perimeter power points. Central heating radiators.

OFFICE (3.6m x 3.3m)

With range of fluorescent strip ceiling lights. Perimeter power points. Central heating radiators. Fire exit with the benefit of external steel roller shutter. Door to basements and further door providing access to

KITCHEN (3.3m x 1.2m)

Comprising stainless steel sink unit set into marble effect worktop with range of black gloss fronted base unit below with matching wall units above. Built in gas hob and electric oven with extractor positioned above. Space for fridge.

WC (1.7 x 0.9m)

WC with wall mounted wash hand basin. Central heating radiator. Ceiling light.

BASEMENTS

Stairs down from vestibule providing access to

BATHROOM

Comprising bath with shower positioned above. Wall mounted sink unit. Fully tiled walls and floor. Inset halogen down lighters.

ROOM (4.3m x 3.4m)

With perimeter power points. Central heating radiator. Cupboard housing gas and electric meters. Inset halogen down lighters.

GARAGE/STORE (5.1m x 3.2m)

Either accessed via the steel electric roller shutter or pedestrian access.

RATEABLE VALUE - £7,100 P.A.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

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



AWAITING EPC

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.