

**2C MARSLAND ROAD  
SALE MOOR, CHESHIRE M33 3HQ  
TO LET - £9,600 P.A.**



**FIRST FLOOR SELF CONTAINED RETAIL/OFFICE SUITE  
PROVIDING APPROXIMATELY 57.5 SQ.M (402 SQ.FT.)  
COMPRISING FOUR ROOMS PLUS KITCHEN AND WC.  
CAR PARKING SPACE**

## ENTRANCE

Hardwood entrance door with the benefit of intercom leading through to Vestibule with under stairs storage cupboard. Wall mounted alarm control panel with return staircase leading to first floor landing with numerous wall lights. uPVC windows overlooking the side and front of the property with further door leading through to

## RECEPTION/OFFICE 1 (3m x 3m)

With ceiling lights. Window overlooking the front of the property. Numerous power points. Wall mounted heater and doors providing access to

## WC

WC with ceiling light. Wall mounted heater with separate cloaks area with wash hand basin. uPVC double glazed window overlooking the rear.

## OFFICE 2 (3m x 3m)

uPVC double glazed window overlooking the front. Ceiling light. Numerous power points. Telephone point. Wall mounted heater with doors providing access to

## KITCHEN (3m x 1.1m)

Comprising a stainless steel sink unit set onto base units. Tiled splash back. Ceiling light. Window overlooking the rear.

## OFFICE 3 (3m x 2.2m)

With ceiling light. uPVC double glazed window overlooking the front. Wall heater. Power points. Telephone points.

## INNER VESTIBULE

With ceiling lights with door to

## OFFICE 4 (3.3m x 3.2m)

With windows overlooking the front and rear. Numerous power points. Telephone point. Wall mounted heater.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £4,900 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

## VIEWING

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

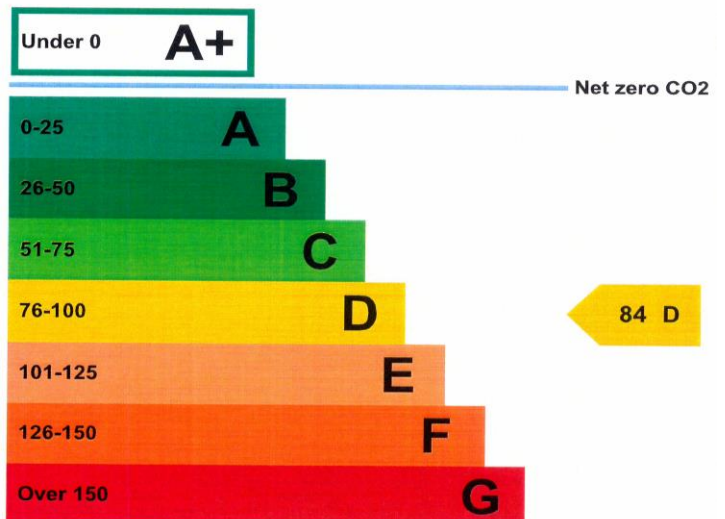
## ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

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.