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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**18 SCHOOL ROAD
SALE, MANCHESTER M33 7XF
FOR SALE - £375,000**



**GROUND FLOOR OFFICE/RETAIL UNIT
PROVIDING APPROXIMATELY 60.5 SQ.M. (652 SQ.FT.)
PLUS BASEMENT STORAGE.
THE FIRST AND SECOND FLOORS OFFER FIVE ROOMS,
KITCHEN AND BATHROOM.**

THOMAS WILLMAX LIMITED
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ENTRANCE

Aluminium full height shop front with the benefit of external steel electric roller shutter providing a frontage of 3.8m leading through to

RETAIL/OFFICE AREA (14.8m x 4.1m (maximum))

With range of LED panel ceiling lights. Perimeter three compartment trunking housing power points. uPVC obscured glazed windows with the benefit of external security bars overlooking the rear. Fire escape. Cupboard housing electric meter and consumer unit. Floor hatch to basement storage.

FIRST FLOOR ACCOMODATION

Currently accessed via external steel staircase.

ROOM 1 (4.4m x 4.2m)

With two uPVC double glazed windows overlooking the front of the property with central heating radiators positioned below. LED strip ceiling lights. Perimeter power points.

LANDING

With staircase to second floor. Ceiling light. Central heating radiator. Door to

ROOM 2 (2.4m x 2.2m)

With LED ceiling light. Perimeter power points.

ROOM 3 (2.6m x 1.9m)

With window overlooking the rear. Ceiling light. Power points. Central heating radiators (Rooms 2 & 3 are separated by a stud partition wall).

SHOWER ROOM

Comprising corner shower cubicle with heater chrome towel rail. Sink unit set onto vanity unit with tiled splash back. Ceiling light. Obscured glazed windows overlooking the side. With door to

WC

With further obscured glazed window. Central heating radiator. Ceiling light.

KITCHEN

Comprising stainless steel sink unit set into run of marble effect worktop with range of white gloss fronted base and draw units below and matching wall units above. Part tiled walls. Wall mounted combi boiler. Velox roof light. LED strip light. Central heating radiator. Fire escape.

SECOND FLOOR ACCOMODATION

SECOND FLOOR LANDING

With central heating radiator. Roof light. Ceiling light. Doors to

ROOM 4 (4.4m x 2.7m (into chimney breast))

With ceiling light. Power points. Central heating radiator. Window overlooking the rear.

ROOM 5 (4.5m x 4.3m)

With windows overlooking the front of the property with central heating radiators positioned below. Perimeter power points. Ceiling lights.

BASEMENTS

Chamber 1 – 4.6m x 4.1m with a ceiling height of **2.3m**. With a central ceiling light.

Chamber 2 – 2.5m x 2m with a ceiling height of **1.9m**. Water meter.

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

OUTSIDE TO THE REAR

To the rear of the property there is a concrete enclosed yard providing one car parking space accessed via wrought iron gates with staircase providing access to first and second floors.

USE CLASS

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

RATEABLE VALUE - TBC

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.