

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

6 CROFTS BANK ROAD URMSTON, MANCHESTER M41 0TS TO LET - £16,000 P.A.



**RETAIL UNIT PROVIDING 110 SQ.M (1185 SQ.FT.) PLUS
KITCHEN AND WC AND LOWER GROUND FLOOR STORAGE
ROOMS PROVIDING A FURTHER 29 SQ.M (312 SQ.FT.)**

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ENTRANCE

Aluminium glazed entrance door with full height display windows to each side providing a frontage of 4.3m leading through to

RETAIL AREA (110 sq.m/1185 sq.ft.)(9.5m x 4.3m)(21.5m x 3.2m)

With false ceiling with inset LED panel lighting. Ceiling mounted warm air heating. Fire escape. Wall mounted alarm control panel with doors to the rear providing access to

KITCHEN (2m x 1.7m)

Comprising stainless steel unit set into run of worktop with range of base units below and wall units above. False ceiling with inset LED lighting.

WC

WC with wall mounted wash hand basin.

BASEMENTS

Door from retail area leading to inner corridor with fire escape to the rear and stairs leading down to

ROOM 1 (3.8m x 3.4m)

ROOM 2 (3.6m x 3.6m)

ROOM 3 (2.5m x 1.4m)

Each of the above three basement rooms have power points, LED strip lighting and a ceiling height of 2.1m.

RATEABLE VALUE

(Vendor pls confirm)

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.

ENERGY PERFORMANCE CERTIFICATE

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



**The EPC which has a C rating
can be made available on
request.**

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.