

## 199 WASHWAY ROAD SALE, MANCHESTER M33 4AH TO LET - £14,000 P.A. plus VAT



### RETAIL UNIT OFFERING APPROXIMATELY 60 SQ.M (646 SQ.FT.) PLUS STORE AND WC

## ENTRANCE

Electric Steel roller shutter leading to glazed entrance door with display windows to the side providing a frontage of **4.7m** leading through to

## RETAIL AREA (5.9m x 4.8m)

With perimeter power points and ceiling light leading through to

## RETAIL AREA 2 (7.7m x 4m)

With ceiling lights. Perimeter power points. Sink unit. Fire exit and doors to

## STORE ROOM

## WC

With separate cloaks area with wash hand basin. Ceiling light.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £6,800 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

## VIEWING

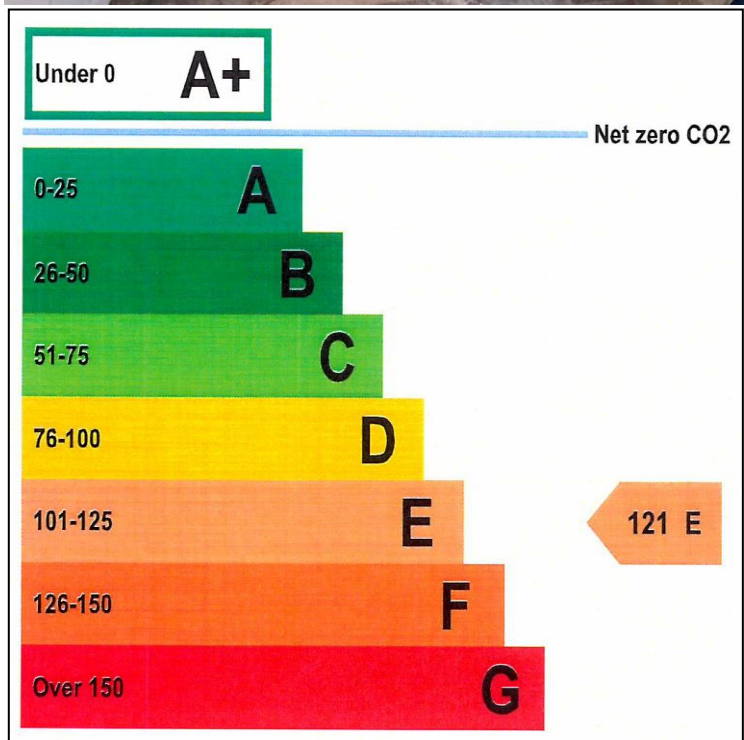
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

## 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

The full EPC can be made available to interested parties.



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.