

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**1 – 3 ASHTON LANE  
SALE, MANCHESTER M33 6WT  
FOR SALE - £600,000**



**INVESTMENT OPPORTUNITY**

**LET OUT TO VARIOUS TENANTS PRODUCING A TOTAL INCOME OF  
£33,000 P.A. (ERV £45,000 - £50,000 P.A.) THIS PROPERTY HAS POTENTIAL  
FOR DEVELOPMENT (SUBJECT TO PLANNING) TO BE CONVERTED TO  
3 GROUND FLOOR RETAIL UNITS  
ALONG WITH 4 RESIDENTIAL FLATS ABOVE.**

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 providing a frontage of **4.5m** leading through to

## RECEPTION (5.2m x 4.7m)(plus 4.8m x 3.3m)

With perimeter central heating radiators. Range of LED ceiling lights. Numerous power points. Opening through to

## INNER HALLWAY (9.1m x 1.5m)

With LED ceiling lights. Central heating radiators. Numerous power points. Doors providing access to

## ROOM 1 (3.7m x 3m)

## ROOM 2/STORE ROOM 1 (2m x 1.4m)

## ROOM 3 (4m x 3m)

## ROOM 4 (3.9m x 2.6m)

## ROOM 5 (4m x 2.3m)

## STORE ROOM 2 (2.6m x 1.8m)

## ROOM 6 (4.7m x 3.1m)

All the above office and store rooms have LED ceiling lights. Power points and heating. With a Upvc full height double glazed window overlooking the front.

## WC

WC with wall mounted wash hand basin with tiled splash back. Ceiling light.

## KITCHEN/STAFFROOM (4m x 1.4m)

Comprising of a stainless steel sink unit set into run of worktop with range of whit fronted base units below. Part tiled walls. LED ceiling lights. Power points. Built in cupboards. Window overlooking the rear. Central heating radiator.

## FIRST FLOOR ACCOMMODATION

Comprising landing with ceiling lights and doors providing access to

## ROOM 1 (4.8m x 3.3m)

With Upvc bay window overlooking the rear

## ROOM 2 (5m x 4.4m)

With Upvc double glazed window overlooking the front.

## ROOM 3 (5m x 3.4m)

With Upvc double glazed window overlooking the front.

## ROOM 4 (8.1m x 5m)(plus 5m x 3.3m)

"L" shaped room with Upvc double glazed windows overlooking the front and rear.

NB Please note that all the office rooms benefit from power points, central heating and ceiling lights.

## KITCHEN/STAFFROOM (2.6m x 2.4m)

Comprising a stainless steel sink unit set into run of marble effect worktop running the length of 2 walls with beech fronted base units below and matching wall units above. Numerous power points. Ceiling light. Wall mounted boiler. Upvc double glazed window overlooking the rear.

## MALE WC

With wash hand basin with tiled splash back. Obscure glazed window overlooking the rear.

## FEMALE WC

With wash hand basin with tiled splash back. Obscure glazed window overlooking the rear.

## OUTSIDE TO THE REAR

To the rear of the property there is tarmac car park with spaces to be allocated.

## RATEABLE VALUE

(Vendor pls confirm)

## 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.



Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C	72 C	
76-100	D		
101-125	E		100
126-150	F		
150+	G		

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.