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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**18 STATION ROAD
URMSTON, MANCHESTER M41 9JN
TO LET - £25,000 P.A.**



**MID TERRACE RETAIL/OFFICE BUILDING
WITH TWO STOREY REAR EXTENSION
PROVIDING A TOTAL OF
APPROXIMATELY 223 SQ.M (2400 SQ.FT.)
EACH FLOOR CAN BE LET SEPARATELY**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

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www.thomaswillmax.co.uk

ENTRANCE

Aluminium glazed entrance door with full height display window to the side providing a frontage of **4.3m** with the benefit of external steel electric roller shutter leading through to

RETAIL AREA (17.2m x 4.7m (maximum)) (14.5m x 4.7m plus 2.9m x 2.7m)

With false ceiling with inset LED panel lighting, perimeter central heating radiators and power points, telephone points, network points. With door leading through to

REAR HALLWAY

With fluorescent strip ceiling lights. Central heating radiator. Stairs to first floor. Further door leading through to

KITCHEN/STAFF ROOM (3.1m x 2.7m)

Comprising stainless steel sink unit set into run of worktop with range of base units below and matching wall units above. Part tiled walls. Ceiling light. Power points. Fire exit.

FIRST FLOOR ACCOMMODATION

Return staircase from ground floor leading to first floor landing with fluorescent strip ceiling lights. Central heating radiator. Staircase to second floor and doors providing access to

ROOM 1 (4.3m x 3.5m)

Two uPVC double glazed bay windows overlooking the rear. Ceiling light. Central heating radiator. Power points, telephone points.

FEMALE CLOAKS/WC

With wash hand basin. Obscured glazed window. Central heating radiator. Ceiling light.

MALE CLOAKS/WC

With wash hand basin. Obscured glazed window. Central heating radiator. Ceiling light.

BOILER ROOM

ROOM 2 (3.7m x 3.7m)

With window overlooking the rear. Fluorescent strip ceiling light. Central heating radiator. Power points, telephone points.

ROOM 3 (5.3m x 4.8m (into bay))

With bay window overlooking the front of the property. Central heating radiator. Power points. Telephone points.

SECOND FLOOR ACCOMMODATION

Return staircase from first floor landing leading to second floor landing with fluorescent strip ceiling light, Velux roof light and doors providing access to

ROOM 4 (4.4m x 2.6m)

uPVC double glazed window overlooking the rear. Fluorescent strip ceiling light. Power points. Telephone point.

ROOM 5 (4.8m x 4.1m)

uPVC double glazed window overlooking the front. Fluorescent strip ceiling light. Perimeter power points.

OUTSIDE

To the rear of the property through the fire exit there is a covered area for storage of bins.

VIEWING

Strictly by appointment through the sole letting agents, 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.



AWAITING EPC

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.