

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**29 FIDDLERS LANE
IRLAM, MANCHESTER M44 6QE
TO LET - £12,000 P.A.**



**FULLY RENOVATED GROUND FLOOR DOUBLE FRONTED
RETAIL UNIT WITH KITCHEN AND WC PROVIDING
APPROX 59 SQ.M (635 SQ.FT.)
PLUS LARGE GARAGE.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

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RETAIL UNIT (5.3m x 8.3m)

Large modern open plan shop front. With electric roller shutters. Upvc double glazed windows. Suspended ceilings. Numerous spot lights. Wooden flooring. Power points. Fire alarm. Leading through to

KITCHEN AREA (2.2m x 3.4m)

With stainless steel sink unit. Storage units. Numerous spot lights. Fire alarm. Power points. Leading through to

KITCHEN STORE ROOM (1.3m x 1.6m)

Brick walls. Power points. Fluorescent strip lighting. Leading onto the rear of the property.

WC (1.2m x 2.2m)

With WC and wash hand basin. Suspended ceiling. Part tiled walls. Spot lights.

GARAGE (6.3m x 0.5m)

Fluorescent strip lighting. Power points. Could be used for storage. Two Upvc double glazed windows. Electric roller shutters. Concrete floor. Brick walls.

RATEABLE VALUE

(Vendor pls confirm)

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will 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.

AWAITING EPC