

**1A HOPE ROAD, SALE
MANCHESTER M33 3AB**
TO LET - £9,600 P.A.



**TWO STOREY BUILDING
OFFERING APPROXIMATELY 70 SQ.M. (754 SQ.FT.).
SUITABLE FOR OFFICE, RETAIL OFFICE,
CONSULTING/MEDICAL USE.
CAR PARKING SPACE.**

ENTRANCE

Part glazed entrance door with the benefit of external roller shutter leading through to

ROOM 1 (7.7m x 4.6m)

With two windows overlooking the side of the property with the benefit of external roller shutter. Range of ceiling lights. Wall mounted air conditioning units. Numerous perimeter power points. Telephone points and spiral staircase leading to

FIRST FLOOR

ROOM 2 (4.7m x 3.8m)

With range of ceiling lights. Stripped pine flooring with exposed brick work and beams and trusses. Window overlooking the side of the property with the benefit of internal security bars and doorway leading through to

STORE ROOM (4m x 3.8m)

With range of ceiling lights. Stripped pine flooring. Exposed brickwork with window overlooking the rear and door providing access to

WC

WC with wall mounted corner wash hand basin. With tiled splashback. Ceiling lights.

OUTSIDE

To the front of the property there is a shared car park with an allocated space.

RATEABLE VALUE - £7,000 P.A.

BUSINESS RATES

The property has a rateable value of £7,000 p.a. Please note the current uniform business rate is 49.9p/£ Small businesses may qualify for small business rate relief, further enquiries should be made directly with the relevant local authority.

USE CLASS – The building falls under class 'E' and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

VIEWING

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

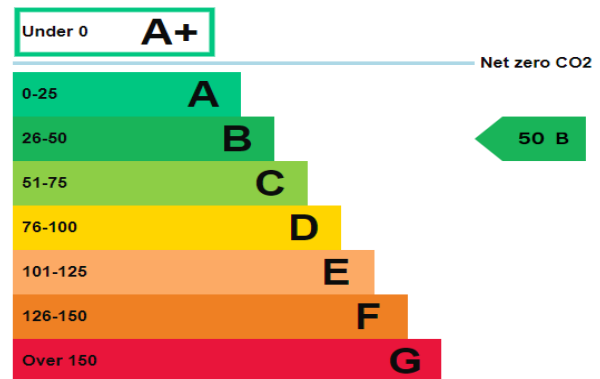
ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.