

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

49 LOWER HILLGATE STOCKPORT SK1 1JQ TO LET - £12,000 P.A.



**THREE STOREY BUILDING IN CENTRAL LOCATION PROVIDING
RETAIL SPACE ON THE GROUND FLOOR WITH FIRST AND SECOND
FLOOR STORAGE WITH KITCHEN AREA AND WC
112 SQ.M (1206 SQ.FT.)**

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ENTRANCE

Covered entrance porch with display windows to each side with corner return frontage with the benefit of external steel roller shutters leading through to

RETAIL AREA (10m x 5m)

With range of fluorescent strip ceiling lights. Numerous perimeter central heating radiators. Floor hatch providing access to basements. Power points and telephone points. Wall mounted alarm control panel with spiral staircase leading to

FIRST FLOOR ACCOMMODATION

STORAGE ROOM/KITCHEN (6.1m x 5.6m)

With uPVC double glazed windows overlooking the front and side of the property with central heating radiators positioned below. Numerous power points. Stainless steel sink unit set into run of marble effect worktop with range of cream fronted base units below and matching wall units above. Wall mounted boiler. Fluorescent strip ceiling lights. Staircase leading to

SECOND FLOOR ACCOMMODATION

STORAGE ROOM 2 (5.5m x 5.2m)

With uPVC porthole window overlooking the side of the property. Numerous central heating radiators. Power points. Ceiling light. Velux roof light. Door to WC.

OUTSIDE

To the rear of the property there is a small enclosed courtyard for storage of bins.

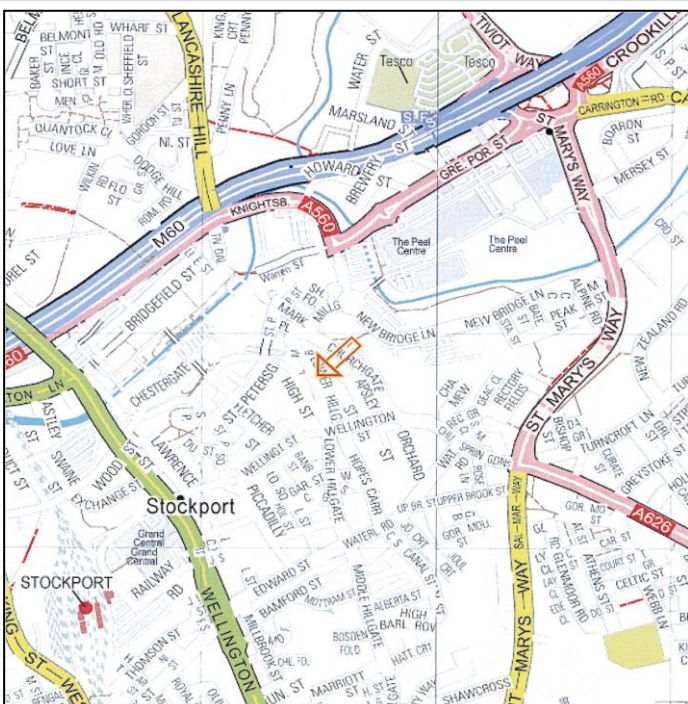
RATEABLE VALUE/RATES PAYABLE

£8,900.00

VIEWING

Strictly by appointment through the sole letting agents, 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.