

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**346 MANCHESTER ROAD
WEST TIMPERLEY, CHESHIRE WA14 5NH
FOR SALE - £260,000**



**RETAIL UNIT WITH REAR OFFICE,
KITCHEN AREA & WC
PROVIDING APPROXIMATELY 75.5 SQ.M. (813 SQ.FT.)
PLUS ONE BEDROOM SELF CONTAINED FLAT
TO THE FIRST FLOOR**

THOMAS WILLMAX LIMITED
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ENTRANCE

Aluminium glazed entrance door with full height display windows to each side providing a frontage of **5.4m** leading through to

RETAIL AREA (9.6m x 5.4m)

With false ceiling with inset lighting and air conditioning unit. Tiled flooring throughout. Perimeter power points. Door leading through to

KITCHEN (3.2m x 2.6m)

Comprising of a stainless steel sink unit set into the worktop. Fluorescent strip ceiling light. Numerous power points. Doors providing access to

OFFICE (4.2m x 3.6m)

With perimeter power points. Fluorescent strip ceiling light. Door providing access to

WC

WC with separate cloaks area with wash hand basin.

OUTSIDE

To the rear of the property there is a covered yard for storage of bins and to the front of the property there is hardstanding for parking.

FIRST FLOOR ACCOMMODATION

Currently let at £550pcm – ERV £9,000 p.a.

To the first floor is a self-contained one bedroom flat. Independently accessed from the rear of the property leading to staircase and first floor landing with doors providing access to a large lounge, kitchen, double bedroom and bathroom.

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

BUSINESS RATES

The property has a rateable value of £12,000 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.

COUNCIL TAX - Trafford Council Band B

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

EPC's have 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.