

**78 WASHWAY ROAD
SALE, MANCHESTER M33 7RE
TO LET - £13,000 P.A.**



**GROUND FLOOR RETAIL/OFFICE UNIT
PROVIDING APPROXIMATELY 42 SQ.M (452 SQ.FT.)
WITH PARKING TO THE REAR.**

ENTRANCE

uPVC entrance door with double glazed display windows to each side providing a frontage of **4.7m** leading through to

RETAIL AREA (5m x 4.9m)

With range of LED strip ceiling lights. Laminate flooring throughout. Perimeter power points. Central heating radiators with door leading through to

VESTIBULE (2.3m x 1.7m)

With central ceiling light. Doors leading through to

RETAIL AREA 2 (3.9m x 2m)

With LED strip lighting. uPVC double glazed window overlooking the rear of the property with the benefit of external security bars. Perimeter power points. Central heating radiator. Fire escape.

KITCHENETTE

Comprising of a stainless steel sink unit with range of white fronted base units and drawer units below. Wall units above. Power points. Ceiling lights. Door leading through to

WC

WC with wall mounted wash hand basin. Boiler. Ceiling light. uPVC obscure glazed window overlooking the rear with the benefit of external security bars.

REAR HALLWAY

PARKING

To the rear there is hardstanding with one allocated car parking space with vehicular access from the right of way off Oakfield

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£5,700 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority

VIEWING

Strictly by appointment through the sole letting agent, 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

The full EPC can 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.

