

**6A OLD MARKET PLACE  
ALTRINCHAM, WA14 4NP  
TO LET - £ 20,000 P.A.**



**GROUND FLOOR RETAIL UNIT  
WITH THREE BEAUTY TREATMENT ROOMS  
OFFERING APPROXIMATELY 67.6 SQ.M. (728 SQ.FT.)  
PLUS KITCHEN & WC**

### **RETAIL AREA (6.55m x 4.78m)**

With 5 full height cathedral style windows. Split level floor with raised area in front of windows. False ceiling with inset spot lights. Numerous power points. Frosted glass partitioned windows and doors leading through to

### **TREATMENT ROOM ONE (1.85m x 3.3m)**

Two full height cathedral style window with fitted roller blind. False ceiling with inset spot lights. Power points. Vinyl flooring.

### **TREATMENT ROOM TWO (2.69m x 1.88m)**

Full height cathedral style window with fitted roller blind. False ceiling with inset spot lights. Power points. Vinyl flooring.

### **TREATMENT ROOM THREE/STORE (3.75m x 2.44m)**

Currently being used as a store room. False ceiling with inset spot lights. Radiator cover. Power points. Vinyl flooring.

### **TREATMENT ROOM FOUR (5.29m x 1.69m)**

Full height cathedral style window with fitted roller blind. False ceiling with inset spot lights. Power points. Vinyl flooring.

### **KITCHEN (1.73m x 1m)**

'L' shaped kitchen. Stainless steel sink set into run of white worktop with matching wall units above and base units below. Tiled splash back. False ceiling with own lighters. Gas & Electric meters.

### **WC (1.72m x 1m)**

WC with sink set onto vanity unit with storage below. Vinyl flooring. Towel rail. False ceiling with inset down lighters.

### **BUSINESS RATES**

The property is currently listed on the Valuation Office website as having a rateable value of £9,200 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

### **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.

