

**18 & 18A ASHLEY ROAD  
ALTRINCHAM, CHESHIRE WA14 2DW  
FOR SALE – £500,000 plus VAT**



**INVESTMENT WITH DEVELOPMENT OPPORTUNITY**  
**RETAIL UNIT LET ON A 3 YEAR LEASE AT £14,000 P.A.**  
**PROVIDING 122.11 SQ.M. (1315 SQ.FT.).**

**WITH 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICE SUITE LET ON A 3 YEAR LEASE**  
**AT £15,000 P.A. PROVIDING FURTHER 154.6 SQ.M. (1663 SQ.FT.).**  
**PLUS REAR COURTYARD**

**GROUND FLOOR RETAIL & BASEMENT UNIT - LET ON A 3 YEAR LEASE FROM MARCH 2025 AT £14,000 P.A. PLUS VAT**

**RETAIL AREA (6.6m x 5.1m)**

**RETAIL AREA 2 (4.5m x 4.2m)**

**OFFICE (3.9m x 2.9m)**

**KITCHEN**

**MALE WC**

**FEMALE WC**

**BASEMENTS (10.9m x 5m (maximum))**

**FIRST AND SECOND FLOOR OFFICES - LET ON A 3 YEAR LEASE FROM FEBRUARY 2025 AT £15,000 P.A. PLUS VAT**

**OFFICE 1 (6.4m x 5.3m)**

With two hardwood glazed windows overlooking the front of the property. Range of ceiling lights. Numerous wall mounted central heating radiators. Telephone points. Power points. Opening leading through to

**OFFICE 2 (5m x 2.4m)(maximum)**

With hardwood glazed window overlooking the front of the property. Central heating radiator. Power points. Ceiling light. Door leading through to first floor landing

**OFFICE 3 (5.2m x 4.8m)(maximum)**

With numerous central heating radiators. Power points. Telephone points. Ceiling halogen down lighters. Double opening doors leading onto attractive balcony overlooking the courtyard and further door leading through to

**OFFICE 4 (4m x 2.9m)**

With windows overlooking the side and the rear of the property with the benefit of internal and external security bars. Central heating radiator. Numerous power points. Fluorescent strip ceiling light.

**WC**

**KITCHEN**

**SECOND FLOOR ACCOMMODATION**

With staircase from first floor landing with door providing access to open plan second floor landing with storage area. Door providing access to

**WC (2.27m x 2.17m)**

**OFFICE 5 (6.6m x 5.4m)(with partially restricted head room)**

Numerous central heating radiators. Numerous perimeter power points. Range of halogen ceiling lights. Two Velux roof lights.

**REAR COURTYARD**

To the side of the property there is a private courtyard accessed via wrought iron gates.

**RATEABLE VALUE**

**GROUND FLOOR RETAIL - £8,500 P.A.  
1<sup>ST</sup> & 2<sup>ND</sup> FLOOR OFFICES - £11,250 P.A.**

**VIEWING**

**Strictly by appointment through sole selling agent Thomas Willmax Limited on 0161 905 3555**



**Energy Performance Certificates:**

**Ground Floor Retail EPC – Rating C**

**Certificate No: 5795-1104-2551-5481-3595**

**First & Second Floor Offices – Rating E**

**Certificate No: 1152-1330-3665-4077-3606**

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.