

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**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 £13,750 P.A.
PROVIDING 122.11 SQ.M. (1315 SQ.FT.). WITH VACANT 1ST &
2ND FLOOR OFFICE SUITE PROVIDING ADDITIONAL
154.6 SQ.M. (1663 SQ.FT.). WITH ERV OF £20,000 P.A. +
PLUS REAR COURTYARD

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

**GROUND FLOOR RETAIL & BASEMENT UNIT - LET ON
A 3 YEAR LEASE FROM MARCH 2022 AT £13,750 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))

VACANT FIRST AND SECOND FLOOR OFFICES

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

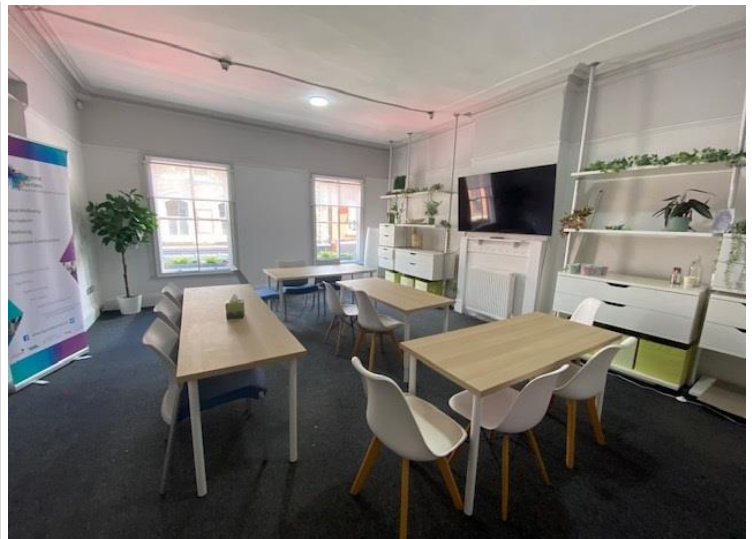
To the side of the property there is a private courtyard accessed via wrought iron gates.

RATEABLE VALUE

**GROUND FLOOR RETAIL - £8,500 P.A.
1ST & 2ND 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.