

**426 BARTON ROAD
STRETFORD, MANCHESTER M32 9RW
TO LET - £9,000 P.A.**



**RETAIL/OFFICE UNIT
OFFERING APPROXIMATELY 27 SQ.M (290 SQ.FT.)
WITH STORAGE AREA & WC
AND ACCESS TO SHARED REAR YARD**

ENTRANCE

uPVC entrance door with display windows to each side with the benefit of external steel electric roller shutter with down lighters over the shop front leading through to

RETAIL AREA (4.4m x 4.2m)

With false ceiling with inset lighting. Numerous perimeter power points. Currently fitted with four work stations plus corner back wash with door leading through to

VESTIBULE

With door providing access to

WC

WC with wash hand basin and tiled splash back. Central ceiling light. Obscure uPVC double glazed window overlooking the side of the property.

STORAGE AREA (2.7m x 1.3m)

With inset down lighters. Power points. Door leading through to

KITCHEN (3.1m x 1.6m)

Comprising stainless steel sink unit set into run of marble effect worktop with units below. Power points. Central ceiling light. Fire exit.

OUTSIDE TO THE REAR

To the rear of the property there is a small shared yard for housing of bins etc.

RATEABLE VALUE

The property is currently listed on the Valuation Office website as having a rateable value of £4,800 with the appropriate business rates multiplier to be applied for the business rates payable.

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

VIEWING

Strictly by appointment through sole letting agent Thomas Willmax on 0161 905 3555.

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.



Energy rating and score

This property's energy rating is D.

