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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**173 CROSS STREET
SALE, CHESHIRE M33 7JQ
TO LET - £12,000 P.A.**



**TAKE AWAY
PROVIDING APPROXIMATELY 54 SQ.M (582 SQ.FT.)
WITH WC AND PARKING SPACES TO THE REAR.**

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

ENTRANCE

Aluminium glazed entrance door leading through to

RETAIL AREA

With display window to the front of the property. Fitted counter. False ceiling with range of inset down lighters. Laminate flooring throughout. Power points. Doorway leading through to

REAR KITCHEN

With range of panel ceiling lights. Various stainless steel work benches with stainless steel sink unit. Stainless steel canopy. Part tiled stainless steel clad walls with door leading to the rear of the property.

WC

OUTSIDE

To the rear of the property which is accessed via a right of way there is hard standing providing parking.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £5,600 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

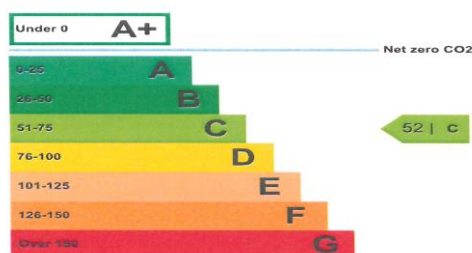
VIEWING

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



Energy efficiency rating for this property

This property's current energy rating is C.



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.