

**19 HAZEL ROAD
PRESTWICH, MANCHESTER M45 6EU
TO LET - £7,200 P.A.**



**GROUND FLOOR RETAIL/OFFICE UNIT
PROVIDING OPEN PLAN ACCOMMODATION
WITH WC
TOTTALLING 22.4 SQ.M (242 SQ.FT.)**

ENTRANCE

Wooden entrance door leading to

RETAIL AREA (5.1m x 4.4m)

With glazed shop front providing a frontage of **5.1m** and the benefit of external steel roller shutter. Ceiling with fluorescent strip lighting and spot lights. Tiled flooring. Perimeter power points. Central heating radiator. Door providing access to

WC

USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

RATEABLE VALUE – The property is currently listed on the Valuation Office website as having a rateable value of **£3,550** with the appropriate business rates multiplier to be applied for the business rates payable.

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.

AWAITING EPC



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.