

**8 CLARENDON AVENUE  
ALTRINCHAM, CHESHIRE WA15 8HD  
TO LET - £21,000**



**SINGLE STOREY BUILDING  
COMPRISING OF 3 ROOMS, KITCHEN AND WC'S  
APPROXIMATELY 78.7 SQ.M (847 SQ.FT.)  
SUITABLE FOR OFFICE/CONSULTING OR MEDICAL USE.**

## ENTRANCE

Entered through a uPVC front door with full glass panel with windows to each side.

## ROOM 1 (5.57m x 3.85m)

With uPVC windows to the front elevation. False ceiling with inset panel lighting. Sink with storage cabinet below. Central heating radiators. Numerous power points. Laminate flooring. Built in storage cupboards.

## ROOM 2 (3.21m x 2.56m)

False ceiling with inset panel lighting. Central heating radiator. Numerous power points. Laminate flooring. Built in storage cupboards.

## ROOM 3 (7.79m x 4.67m)

With uPVC windows to the front elevation. False ceiling with inset panel lighting. Sink with storage cabinet below. Central heating radiators. Numerous power points. Laminate flooring. Built in storage cupboards.

## KITCHEN (2.31m x 2.03m)

Stainless steel sink unit set into run of marble effect worktop with cabinets below. White wall and matching base cabinets below. Fridge freezer. Built in electric oven and hob with splash back. Space for a dishwasher. Combination boiler. Power points. Vinyl flooring. Extractor fan.

## SHARED MALE & FEMALE WC'S

## PARKING

Parking available to the front of the property.

## LEASE TERMS

Available on new lease terms to be agreed.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £10,500 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

## VIEWING

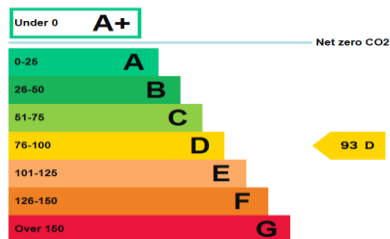
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

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.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.