

**34 DARGLE ROAD  
SALE, CHESHIRE M33 7FW  
TO LET - £10,200 P.A**



**DOUBLE FRONTED GROUND FLOOR RETAIL UNIT  
OFFERING APROXIMATLEY 39.1 SQ.M (421 SQ. FT)  
PLUS, STORE/KITCHEN AND WC**

## DESCRIPTION

The property is ideally positioned on the edge of Sale Town Centre and is just 10 minutes' walk from the metro station. Comprising of a retail unit, kitchen/store room and WC.

### RETAIL UNIT (6.82m x 5.12m)

Open plan retail unit with double fronted aspect. Reception desk/counter. Central ceiling light and spot lights. Wood vinyl flooring throughout the ground floor space. Numerous power points. Cupboard housing meters. Obscured uPVC door leading to the side of the property.

### KITCHEN (1.73m x 1.18m)

Kitchen/storeroom with cupboards sink unit and uPVC double glazed window. Built in shelves.

### WC (2.45m x 0.9m)

WC with wash hand basin set on to vanity unit with storage below. Vinyl flooring.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £4,150 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

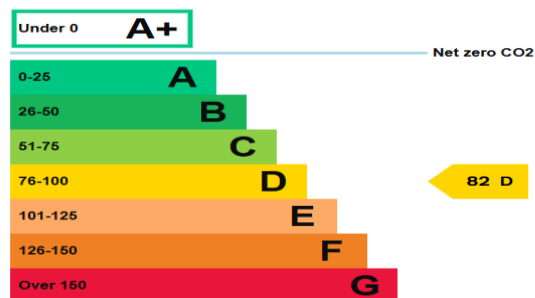
## ENERGY PERFORMANCE CERTIFICATES

The full EPC will 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.



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.