

**544 LIVERPOOL ROAD
ECCLES, MANCHSTER M30 7JA
TO LET - £7,500 P.A.**



**GROUND FLOOR UNIT SUITABLE FOR RETAIL,
OFFICE OR CONSULTING/MEDICAL USE
PROVIDING APPROXIMATELY 34 SQ.M (355 SQ.FT.)**

ENTRANCE

Tiled steps leading to glazed aluminium entrance door with display windows to each side providing a frontage of **2.6m** leading through to

RETAIL AREA (9.2m x 3m)(average)

With Upvc double glazed window overlooking the rear of the property. Ceiling lights. Electric meter. Perimeter power points with door leading through to

VESTIBULE

With opening through to

KITCHEN/WC (2.7m x 2.5m)

Kitchen area with door to separate WC with wash hand basin and Upvc window overlooking the rear. Fire escape.

UNDERSTAIRS STORAGE

OUTSIDE TO THE REAR

To the rear of the property there is a concrete rear yard also accessed via a right of way for bin storage.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £5,200 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

USE CLASS

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

**AWAITING INTERNAL
PHOTOGRAPH**

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.