

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**102 IRLAM ROAD  
FLIXTON, MANCHESTER M41 6JT  
FOR SALE - £199,500**



**GROUND FLOOR RETAIL UNIT WITH REAR OFFICE,  
KITCHEN & WC. FIRST FLOOR HAS OPTION FOR EXISTING  
OFFICE USE OR RESIDENTIAL CONVERSION BACK TO 1 OR 2  
BEDROOM SELF CONTAINED FLAT ITS FORMER USE.  
IN TOTAL PROVIDING APPROXIMATELY 105 SQ.M (1137 SQ.FT.)  
REAR YARD OFFERING GENEROUS OFF ROAD PARKING**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

info@thomaswillmax.co.uk  
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## GROUND FLOOR

### **ENTRANCE**

Entered through a hardwood entrance door with display windows to each side providing a frontage of 5m leading through to

### **RETAIL AREA (5.8m x 5m)**

With a range of ceiling spot lights and numerous perimeter power points. Doorway leading through to vestibule which in turn leads through to

### **REAR OFFICE (4m x 3.9m)**

With ceiling light and power points.

### **KITCHEN (3.7m x 2.4m)**

### **WC**

## FIRST FLOOR ACCOMODATION

### **OFFICE ROOM 1 (4m x 2.4m)**

### **OFFICE ROOM 2 (4.8m x 3.4m)**

### **OFFICE ROOM 3 (4m x 3.9m)**

### **KITCHEN (2.4m x 1.7m)**

### **WC (1.5m x 0.8m)**

## OUTSIDE

To the rear of the property accessed via a right of way is hard standing providing parking and an area for bin storage. To the front of the property there is a lay-by providing customer parking.

## **RATEABLE VALUE - £7,200 P.A.**

## **VIEWING**

Strictly by appointment through sole selling agent  
Thomas Willmax on 0161 905 3555.

## **ENERGY PERFORMANCE CERTIFICATE**

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



**EPC TO BE ADDED**

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.