

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**376A & 376B NORTHENDEN ROAD
SALE M33 2PZ**

TO LET – FROM £320 PCM



TWO COMMERCIAL UNITS AVAILABLE.

**REAR RETAIL UNIT - £450 PCM – COMPRISING RECEPTION,
RETAIL/OFFICE AREA AND WC. APPROX 14.6 SQ.M. (157 SQ.FT.)
WITH IS OWN ENTRANCE**

REAR OFFICE - £320 PCM – ONE ROOM WITH ITS OWN ACCESS.

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

376B NORTHENDEN ROAD - £450 PCM

ENTRANCE

Entrance door with the benefit of electric steel roller shutter leading through to

RECEPTION AREA (2.3m x 2.3m)

Fluorescent tube lighting. Power points. Tiled floor.

RETAIL AREA (2.7m x 2.7m)

Currently fitted out as a hairdressing salon but suitable for a variety of uses. With two work stations. Numerous power points. Perimeter central heating radiator. Fluorescent strip ceiling lights. Fire alarm system. Wash basin.

WC

WC with wash hand basin. Central heating radiator. Obscured uPVC double glazed window. Ceiling light. Tiled flooring.

AVAILABLE FROM JANUARY 2025 WITH NEW LEASE TERMS TO BE AGREED

376A NORTHENDEN ROAD - £320 PCM

ENTRANCE

Entrance door with the benefit of electric steel roller shutter leading through to

RETAIL/OFFICE

Suitable for a variety of uses. uPVC double glazed window to the side elevation. Power points. Perimeter central heating radiator. Track spotlights. Wash basin.

AVAILABLE IMMEDIATELY WITH NEW LEASE TERMS TO BE AGREED

RATEABLE VALUE - £3,000 PER ANNUM

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and 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.