15 ASHLEY ROAD
ALTRINCHAM, CHESHIRE WA14 2DW
TO LET - £18,000 P.A.

GROUND FLOOR RETAIL UNIT
WITH REAR OFFICES, PLUS BASEMENT
WITH WC AND KITCHENETTE
OFFERING APPROXIMATELY 80.1 SQ.M (863 SQ.FT.)

ENTRANCE

Covered entrance porch with hard wood entrance door with bay display windows to each side providing a frontage of **5.3m** leading through to

RETAIL AREA   (5.3m x 3m)

With LED lighting. Tiled flooring. Perimeter power points. Door providing access to offices

OFFICE 1   (4.7m x 4.3m)

With LED lighting. Tiled flooring. Perimeter power points. Doors providing access to rear office and basement

OFFICE 2   (4.8m x 3.3m)

Suspended ceiling with inset lighting. Perimeter power points.

BASEMENT

Comprising of two storage chambers with full height ceiling. With range of inset ceiling lights, power points and tiled flooring.

Chamber 1 – **(5.3m x 4.2m)**

Chamber 2 – **(1.8 m x 1.8m)** with built in kitchenette, hot water heater and sink set into worktop.

WC – **(1.7m x 1.7m)** WC, wall mounted wash hand, fully tiled walls, fluorescent strip light and tiled floor.

USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial use.
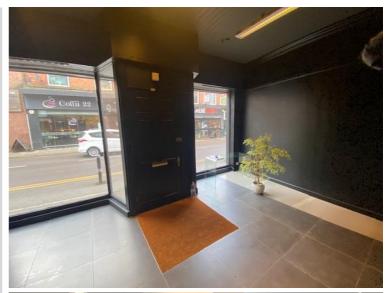
RATEABLE VALUE - £13,500 per annum

VIEWING

Strictly by appointment through Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE
The full EPC can be made available to interested parties.

Energy rating and score

This property's energy rating is E.

Under 0	**A+**
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

114 E