

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

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THOMASWILLMAX.CO.UK

**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.)**

THOMAS WILLMAX LIMITED  
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## 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.

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.



## Energy rating and score

This property's energy rating is E.

