

**42 BROOK ROAD
URMSTON, MANCHESTER M41 5RY
TO LET - £12,000 P.A.**



**RETAIL OR OFFICE UNIT
PROVIDING TWO ROOMS, KITCHEN AREA
AND DISABLED WC.
APPROXIMATELY 65.5 SQ.M (705 SQ.FT.)**

ENTRANCE

Mosaic tiled step leading to covered entrance porch with hardwood Georgian style entrance door with bi-folding aluminium bay shop front providing a frontage of **4.2m** leading through to

RETAIL AREA 1 (9.2m x 4.2m)

With dark oak effect flooring throughout. Part tiled and plastered walls. Perimeter central heating radiators. Power points. Range of ceiling lights.

KITCHEN AREA

Comprising double stainless steel sink unit set into run of oak effect worktop with range of grey fronted base units below.

RETAIL AREA 2 (5.3m x 5.1m)

With dark oak flooring. Perimeter central heating radiators and power points. Exposed brick walls. Ceiling lights. Upvc part obscure glazed window overlooking the rear of the property. Fire exit providing access to bin store.

DISABLED WC

With part tiled walls. Ceiling light. Central heating radiator. Wall mounted wash hand basin.

RATEABLE VALUE - £5,200 PER ANNUM

VIEWING

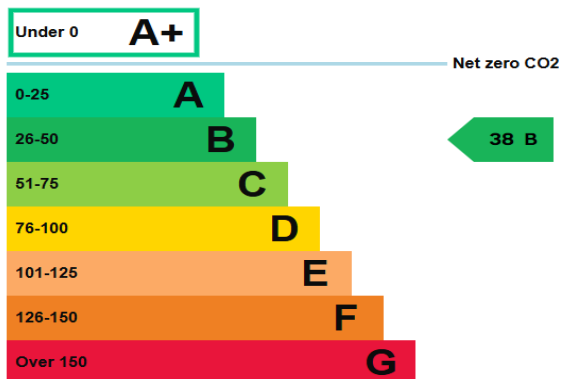
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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