

**52 GREEN LANE
ASHTON-ON-MERSEY,
SALE M33 5PG
TO LET - £12,000 P.A.**



**GROUND FLOOR RETAIL UNIT
PROVIDING APPROXIMATELY 35.5 SQ.M. (382 SQ.FT.).
WITH KITCHEN AND WC**

ENTRANCE

Glazed entrance door with full height display windows to the side with the benefit of external steel roller shutter providing a frontage of **3.5m** leading through to

RETAIL AREA (7.7m x 3.9m (average))

With range of inset down lighters. Perimeter power points. Telephone points. Cupboard housing electric meter. Laminate flooring. Stud partition wall which can be removed, opening through to

KITCHEN (2.4m x 2.1m)

Comprising stainless steel sink unit set into beech fronted base units with matching wall units above. Adjacent base and wall units with breakfast bar. Fluorescent strip ceiling light. Door providing access to

WC

With fully tiled walls, ceiling light and ventilation.

OUTSIDE

To the front of the property there is tarmac hard standing providing an area for external display.

USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial uses

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£7,400 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

Strictly by appointment through the sole letting 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.