

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**193 MARSLAND ROAD
SALE, CHESHIRE M33 3ND
TO LET - £17,000 P.A.**



**RETAIL UNIT
PROVIDING APPROXIMATELY
65 SQ.M (696 SQ.FT.)
PLUS TWO ROOMS AND WC**

THOMAS WILLMAX LIMITED
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ENTRANCE

Quarry tiled step leading to entrance door with bay display windows to each side providing a frontage of **4.6m** leading to

RETAIL AREA (9.7m x 4.6m)

With false ceiling with inset fluorescent strip lighting. Numerous perimeter power points, telephone points. Basement access hatch. Doors to

ROOM 2 (3.7m x 2.7m)

Power points, ceiling light, door to

ROOM 3 (3.5m x 2.3m)

Power points, ceiling light.

WC

WC, pedestal wash hand basin, ceiling light.

OUTSIDE

To the front of the property there is tarmac hardstanding for external display or parking.

RATEABLE VALUE - £12,250 P.A.

VIEWING

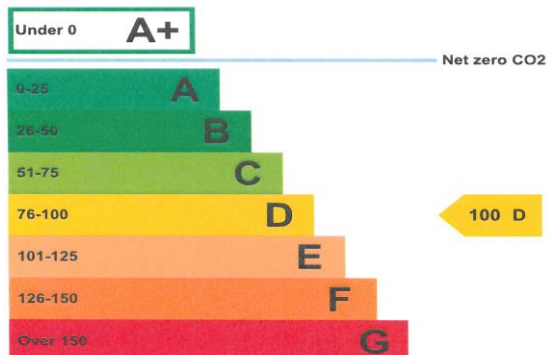
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

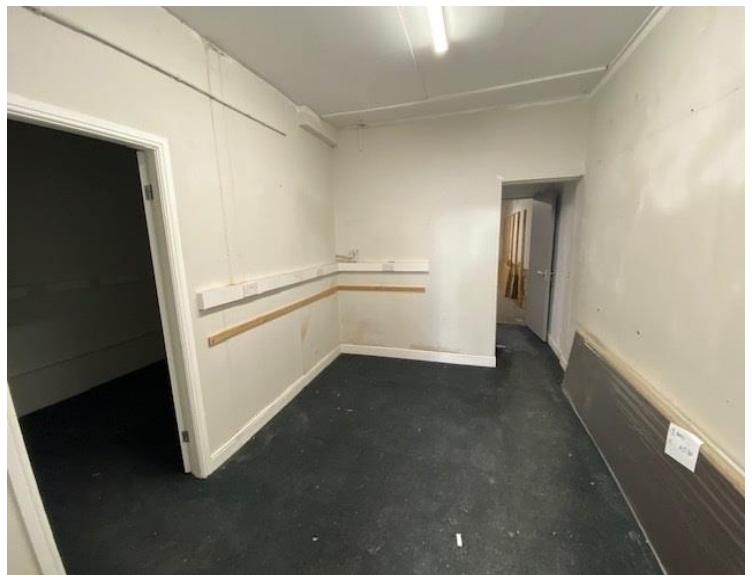
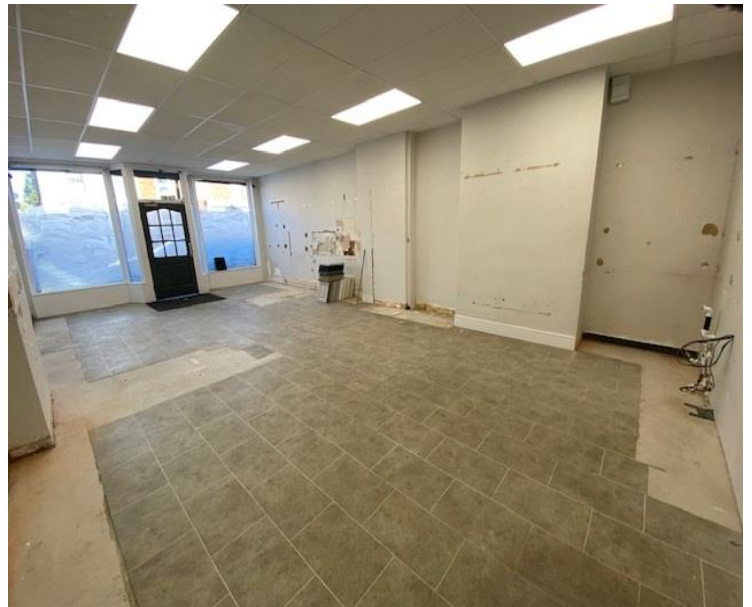
The full EPC can be made available to interested parties.

Energy rating and score

This property's energy rating is D.



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



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.