

**287 BARLOW MOOR ROAD  
CHORLTON, MANCHESTER M21 7GH  
TO LET - £20,000 P.A.**



**RETAIL/OFFICE UNIT  
WITH FIRST FLOOR ACCOMMODATION  
OFFERING APPROXIMATELY 47 SQ.M. (505 SQ.FT.)  
PARKING TO THE FRONT  
PLUS REAR YARD AREA.**

## ENTRANCE

Central uPVC double glazed entrance door with uPVC double glazed full height display windows to each side leading through to

## RETAIL/OFFICE AREA (7.79m x 3.64m)

Open plan retail area with window seating, suspended ceiling with inset panel lighting, laminate flooring, and numerous power points. Door leading through to

## REAR OFFICE (3.3m x 2.9m)

With doors leading to

## KITCHEN AREA (3.6m x 1.7m)

## FIRST FLOOR ACCOMMODATION

To the first floor is living accommodation accessed via an internal staircase from the ground floor and comprises entrance hall/landing, lounge, two bedrooms, a bathroom and separate WC. The accommodation is in need of updating.

## PARKING

To the front of the property there is hardstanding providing 2 allocated spaces.

## OUTSIDE TO THE REAR

To the side and rear of the property there is a gated yard area suitable for bin storage.

## RATEABLE VALUE - TBC

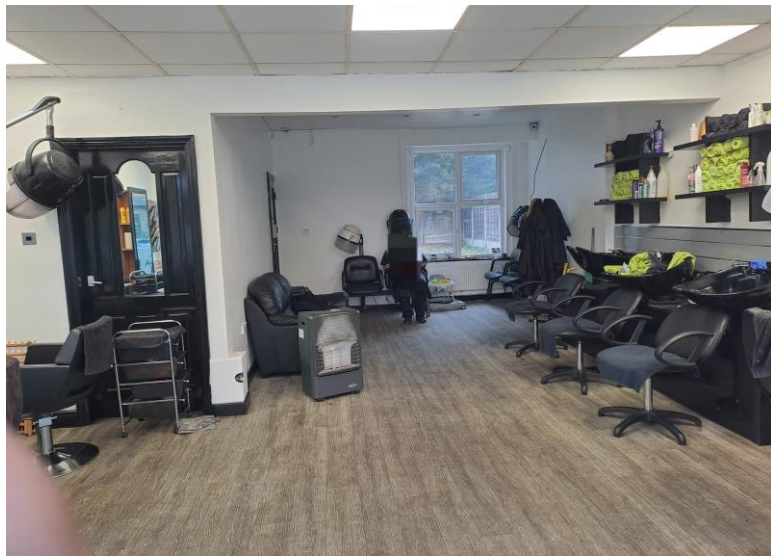
## VIEWING

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

## ENERGY PERFORMANCE CERTIFICATE

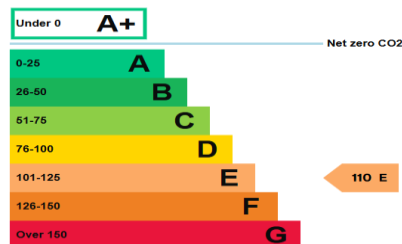
The full EPC can be made available to interested parties.

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.



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