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.
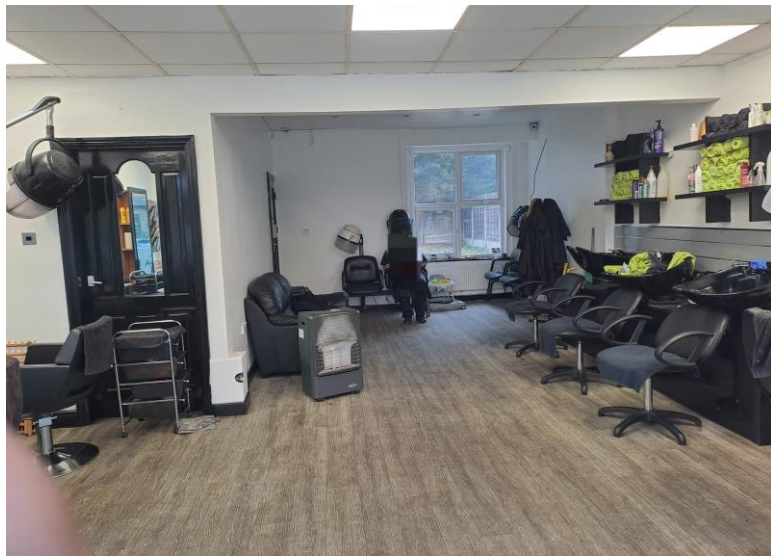
RATEABLE VALUE - TBC

VIEWING
Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555
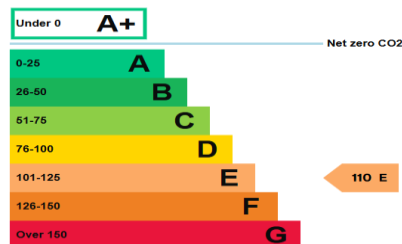
ENERGY PERFORMANCE CERTIFICATE
The full EPC can be made available to interested parties.

Energy rating and score

This property's energy rating is E.

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

110 E

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