

**25 BARRINGTON ROAD  
ALTRINCHAM, CHESHIRE WA14 1HP  
TO LET - £17,000 P.A.**



**FIRST FLOOR OFFICE SUITE OR MEDICAL CONSULTANCY  
PLUS GROUND FLOOR SHARED DISBALED WC  
AND KITCHEN.**

## ENTRANCE

Hardwood entrance door leading through to

## HALLWAY

With central ceiling light. Central heating radiators. Tiled flooring and doors providing access to

## DISABLED WC

Disabled WC with wall mounted wash hand basin with tiled splash back. Central heating radiator. Central ceiling light. Air extractor.

## KITCHEN

Shared kitchen comprising stainless steel sink unit set into run of marble effect worktop with range of white fronted base units and drawer units below. Adjacent matching worktop with further drawer units and matching wall units above. Part tiled walls. Ceiling light.

Staircase from hallway leading to first floor landing with uPVC window overlooking the front of the property. Emergency lighting. Ceiling light and doors providing access to

## CONSULTING ROOM 1 (5.5m x 3.5m)

With uPVC double glazed windows overlooking the front and the rear. Hardwood flooring. Central heating radiator. Sink unit with tiled splash back. Ceiling lights. Power points. Emergency lighting. Telephone points.

## CONSULTING ROOM 2 (4.1m x 3.5m)

With uPVC double glazed window overlooking the front of the property. Central heating radiator. Hardwood flooring. Sink unit with tiled splash back. Power points. Telephone point. Emergency lighting. Ceiling lights.

## CONSULTING ROOM 3 (3.7m x 3.2m)

With uPVC double glazed windows looking over the rear of the property. Central heating radiator. Hardwood flooring. Sink unit with tiled splash back. Power points. Emergency lighting. Telephone point.

## BATHROOM

Comprising sink unit set into vanity unit, WC. Part tiled walls. uPVC obscure glazed window overlooking the rear. Ceiling light.

## CAR PARKING

There is hardstanding to the front and rear of the property and three car parking spaces are available to rent from Trafford borough Council

**RATEABLE VALUE - £7,400**

## VIEWING

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

**ENERGY PERFORMANCE CERTIFICATE** an EPC has been requested and will be made available to interested parties.



**Awaiting EPC**

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.