

15 STAMFORD NEW ROAD ALTRINCHAM WA14 1BN TO LET - £30,000 P.A.



**RETAIL/OFFICE UNIT
OFFERING APPROXIMATELY 125 SQ.M (1346 SQ.FT.)
PLUS REAR STORE, KITCHEN AND MALE & FEMALE WC'S.
BASEMENT STORAGE. CAR PARKING TO THE REAR.**

ENTRANCE

Covered tiled entrance porch leading through to fully glazed entrance door with full height display window to the side providing a frontage of **5.4m** with inset halogen down lighters above leading through to

RETAIL AREA (19.8m x 6.9m)(maximum)

With false ceiling with inset lighting. Door leading to basement storage and further door leading through to

VESTIBULE

With fluorescent strip ceiling light with doors providing access to

STOCK ROOM (4.4m x 3m)

With false ceiling with fluorescent strip lighting with built in wall cupboards.

INNER HALLWAY

With fluorescent strip ceiling light. Fire exit and further doors providing access to

MALE WC

With cloaks area with wall mounted wash hand basin. Obscure glazed window overlooking the rear.

FEMALE WC

With cloaks area with wall mounted wash hand basin. Obscure glazed window overlooking the rear.

KITCHEN/STAFFROOM

With stainless steel sink unit with white fronted base units below. Part tiled walls. Numerous power points. Fluorescent strip ceiling lights and obscure glazed window overlooking the rear.

BASEMENT STORAGE

Chamber 1 (10m x 6.9m)

Chamber 2 (3.9m x 3.8m)

Chamber 3 (2.8m x 2.6m)

Chamber 4 (4m x 3.5m)

OUTSIDE TO THE REAR

To the rear of the property there is a right of way providing access to the car park for which 2 car parking spaces will be allocated (see below).

SERVICE CHARGE – approximately £380 pcm

To include 2 car parking spaces, buildings insurance contribution, general external maintenance, car park cleaning, and fire alarm system maintenance.

RATEABLE VALUE - £24,250

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.