

**414 BARTON ROAD  
STRETTFORD, MANCHESTER M32 9RW  
TO LET - £15,000 P.A.**



**GROUND FLOOR RETAIL UNIT  
PROVIDING APPROXIMATELY 65.8 SQ.M (709 SQ.FT.)  
WITH SECURE REAR YARD & EXTERNAL STORE.**

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Aluminium glazed double opening entrance doors with display windows to each side providing a frontage of **5.4m**. Having the benefit of external steel roller shutter.

### RETAIL AREA (8.8m x 5.4m)

Fitted counter with glass display unit, extractor hood, display and stainless steel shelving and splash back. False ceiling with ceiling tiles and inset lighting. Vinyl flooring. Power points. Door leading through to

### KITCHEN (6.3m x 2.9m)

Stainless steel shelving and splash back. Fluorescent strip ceiling light. Tiled flooring. Power points. Door leading through to

### REAR STORE & COLD ROOM

### OUTSIDE STORE

### BUSINESS RATES

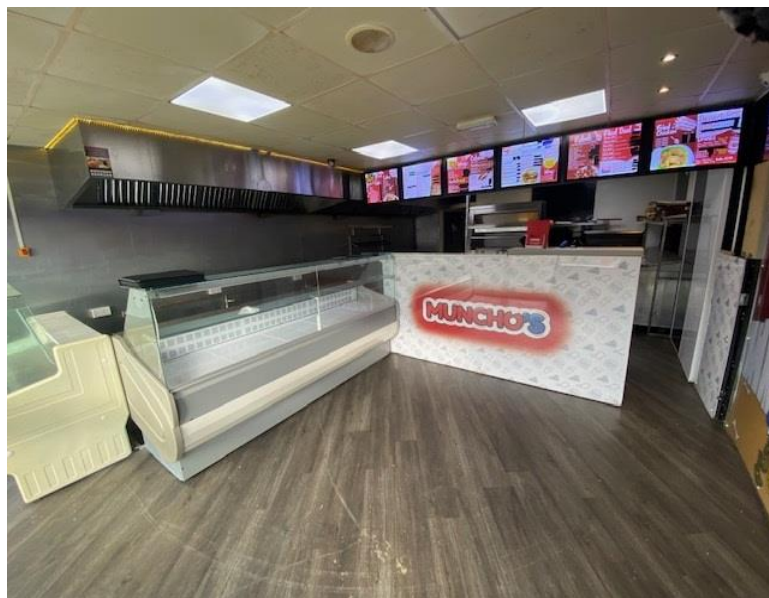
The property is currently listed on the Valuation Office website as having a rateable value of **£10,000 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

### VIEWING

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

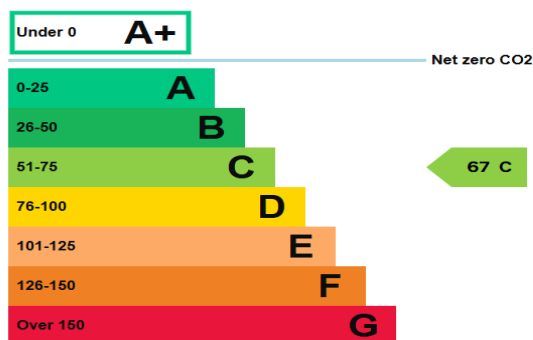
### ENERGY PERFORMANCE CERTIFICATES

The full EPC will be made available to interested parties.



### Energy rating and score

This property's energy rating is C.



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

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.