

**9 DAVENPORT AVENUE
WITHINGTON, MANCHESTER M20 3GA
TO LET - £10,000 P.A.**



**GROUND FLOOR RETAIL/OFFICE UNIT
PROVIDING APPROX 43.5 SQ.M. (468 SQ.FT.).
WITH KITCHEN AND WC**

ENTRANCE

Glazed entrance door with full height display windows to each side with the benefit of external steel roller shutter providing a frontage of **4.5m** leading through to

RETAIL AREA (5.2m x 4.5m)

With fitted counter/reception desk. Range of fluorescent strip ceiling lights. Perimeter power points. Laminate flooring. Steps leading to

REAR OFFICE (4.5m x 3.1m)

Comprising range of inset spot lights. Perimeter power points. Part tiled walls. Laminate flooring.

KITCHEN (3.1m x 1.2m)

Comprising stainless steel double sink unit set into run of work top with range of base and drawer units below. Part tiled walls. Ceiling light. Vinyl flooring. Door providing access to

WC

Accessed from the kitchen. WC, corner wall mounted wash hand basin with tiled splash back, ceiling light and laminate flooring.

USE CLASS

The building falls under class "E" and would be suitable for shop, office, medical/clinic and certain light industrial use.

RATEABLE VALUE

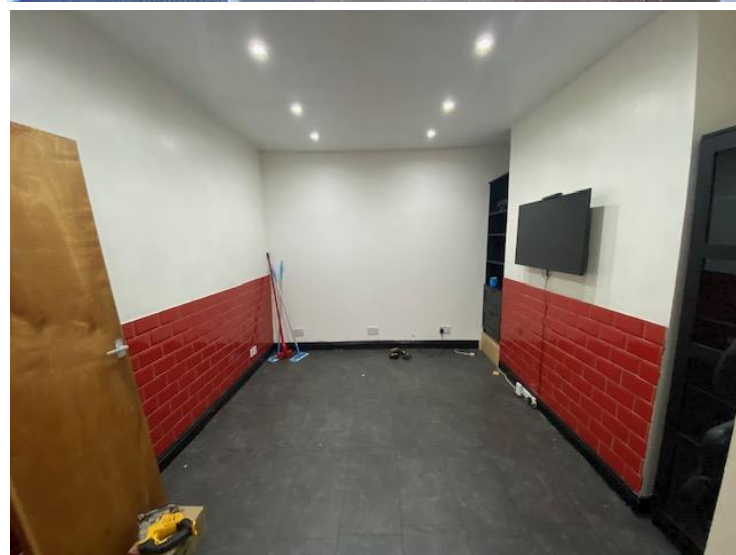
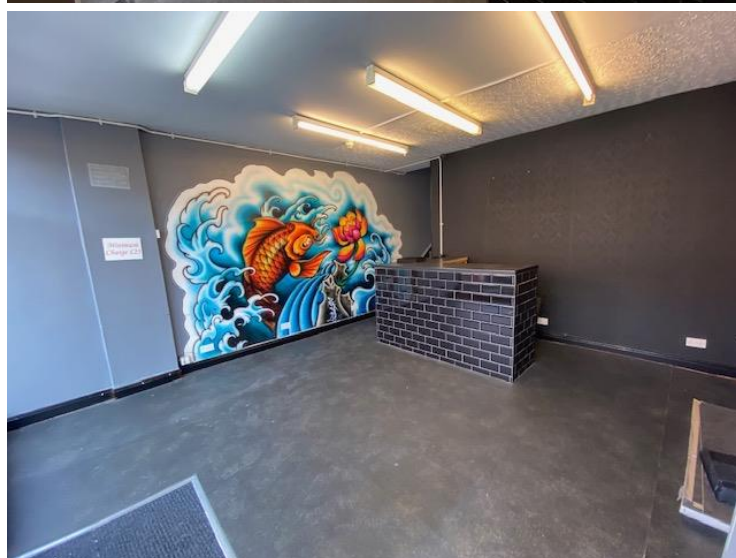
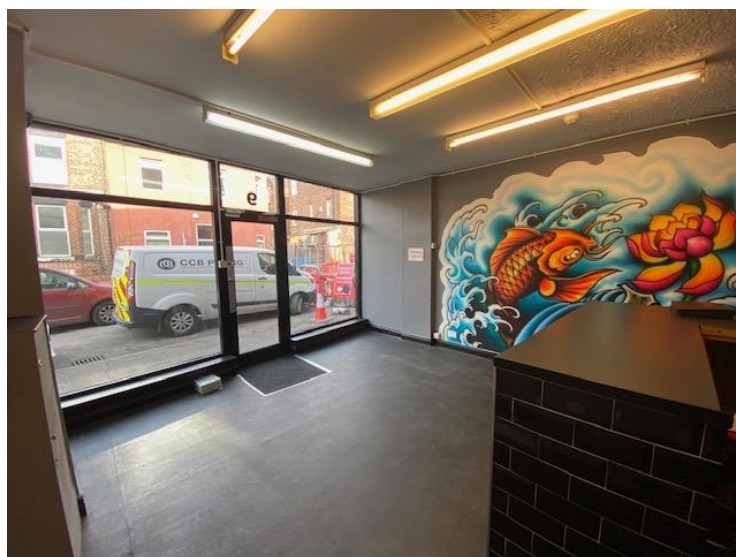
The property is currently listed on the Valuation Office website as having a rateable value of **(TBC £)** with the appropriate business rates multiplier to be applied for the business rates payable.

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.



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.