

**7 LLOYD STREET
ALTRINCHAM, CHESHIRE WA14 2DD
TO LET - £20,000 P.A.**



**GROUND FLOOR OPEN PLAN RETAIL UNIT
WITH STORE ROOM AND WC
OFFERING APPROXIMATELY 94.9 SQ.M. (1022 SQ.FT.).**

DESCRIPTION

Situated in the centre of Altrincham in a prominent position close to Sainsbury's and Tesco Extra.

The unit would be suitable for retail, office, café or consulting/medical use and provides accommodation on the ground floor extending to 94.9 sq.m. (1022 sq.ft.)

Incentives are available to contribute towards tenants fit out.

ENTRANCE

Entered through a glazed entrance door to the front of the building leading to a vestibule with further glazed door benefiting from internal electric leading to

RETAIL AREA (11.2m x 7.6m (max))

Large open plan retail area with a range of windows to the front and side elevations benefitting from external electric shutters. Doors providing access to

KITCHENETTE

Stainless steel sink unit set into worktop with range of white fronted base and wall units.

DISABLED WC

Disabled WC with wall mounted wash hand basin.

RATEABLE VALUE - TBC

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.

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.



Awaiting EPC