

**111 NAVIGATION ROAD,  
ALTRINCHAM WA14 1LJ  
TO LET - £22,000 P.A.**



**PROMINENT CAR SALES OFFICE & FORECOURT  
EXTERNAL PARKING FOR 32 PLUS CARS  
WITH SHARED WC FACILITIES.  
PREMIUM PAYABLE OF £10,000**

## DESCRIPTION

Car sales office and forecourt ideally situation next to Navigation Road Metrolink/Train Station and close to Altrincham Town Centre just off the A56.

Ground floor private office with entrance door and window to the side elevation and three windows to the front elevation. Shared WC facility with the adjoining business.

The part covered Tarmac forecourt is prominently positioned facing Navigation Road and provides parking for approximately 32+ cars.

## SHARED WC

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£12,500 p.a.** Further enquiries should be made directly with the relevant local authority.

## VIEWING

Strictly by appointment through the sole 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.