

**450 BARLOW MOOR ROAD
CHORLTON, MANCHESTER M21 0BQ
TO LET - £42,500 P.A.**



**EXTENDED DOUBLE FRONTED
GROUND FLOOR RETAIL/OFFICE UNIT
WITH KITCHEN & WC
OFFERING APPROXIMATELY 134 SQ.M (1444 SQ.FT.)
PLUS BASEMENT STORAGE**

Situated in the centre of Chorlton Village in a prominent position surrounded by a variety of other businesses.

The unit would be suitable for retail, office, café, restaurant and consulting/medical use and provides extended accommodation on the ground floor extending to 134 sq.m. (1444 sq.ft.) plus basement storage.

Entrance

Wood frame glazed door with window surround leading to

Hallway

With wood laminate flooring, plastered walls & ceiling, painted woodwork, fixed pendant lighting, radiator & electrical trunking.

Office 1 (1.3m x 3.2m)

Rear Office (5.2m x 2.3m)

Office 2 (4.5m x 3.9m)

Office 3 (3.2m x 3.9m)

Office 4 (2.4m x 3.2m)

Office 5 (3.6m x 3.3m)

Office 6 (3.6m x 3.6m)

Office 7 (3.7m x 3.6m)

Office 8 (4.7m x 3.5m)

Office 9 (2.3m x 4.7m)

Kitchen

WCs

Basement (providing storage)

Outside To the front of the property there is an area for external display or seating (subject to approval)

Rateable Value – £18,250 P.A.

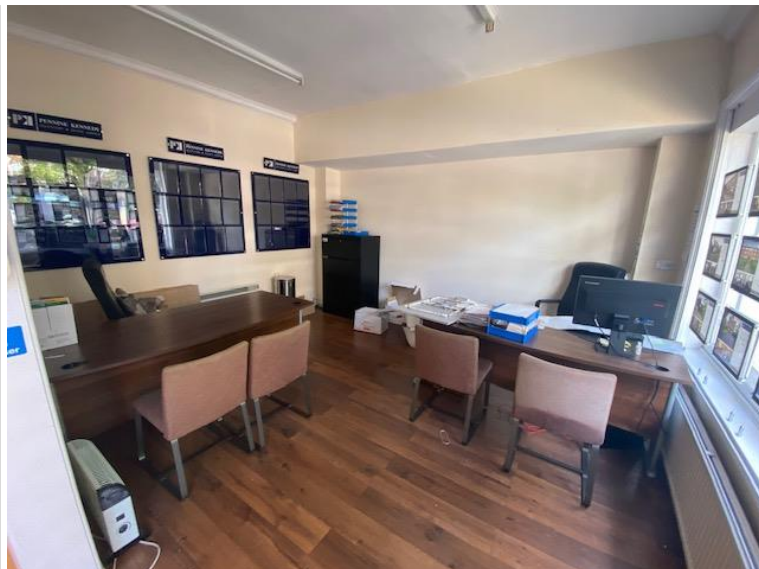
Energy Performance Certificate

Rating: E

Certificate No: 0095-0207-7309-7401-7900

Viewing

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



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.