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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

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THOMASWILLMAX.CO.UK

**119 MANCHESTER ROAD,
CHORLTON, MANCHESTER M21 9PG
TO LET - £18,000 P.A.**



**GROUND FLOOR RETAIL UNIT
WITH LARGE FRONT TERRACE, REAR STORES AND WC
PROVIDING APPROXIMATELY 53.4 SQ.M (575 SQ.FT.)
PLUS BASEMENT STORAGE**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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ENTRANCE

Flagged pavement area leading to aluminium glazed entrance door with steel roller shutter and display window to the side providing a frontage of **3.6m** and also benefitting from a separate steel roller shutter leading through to

RETAIL AREA (10m x 3.6m) (36.2 sq.m/390 sq.ft.)

With false ceiling with inset fluorescent strip lighting and spot lights. Perimeter power points. Central heating radiators. Door providing access to



STORE ROOM (3m x 2.9m)

With central fluorescent strip ceiling light. Central heating boiler. Power points. Door leading to

REAR STORE ROOM (3m x 3m (approx.))

With the benefit of internal security bars. Central ceiling light. Fire escape leading to the rear of the property.



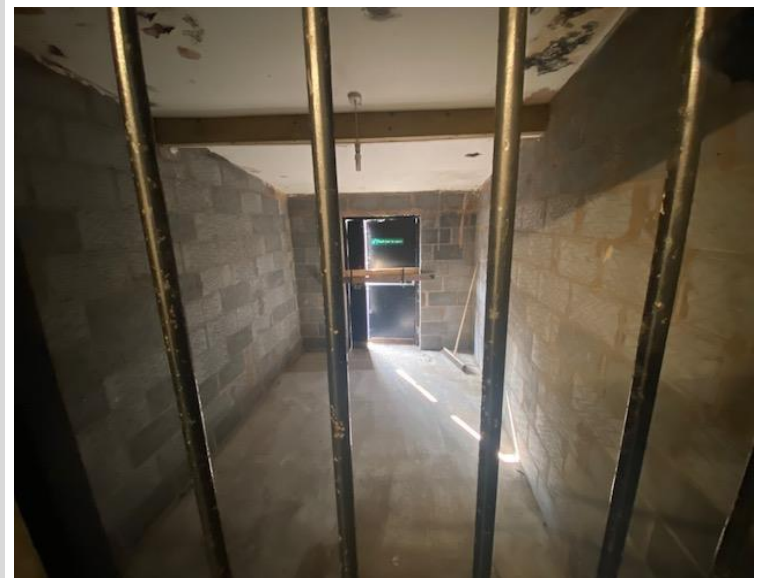
WC

BASEMENTS

Providing storage

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £8,400 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.



USE CLASS

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

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.

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.