

**127 MANCHESTER ROAD,
CHORLTON, MANCHESTER M21 9PG
TO LET - £22,000 P.A.**



**LICENCED RETAIL UNIT OVER GROUND
AND LOWER GROUND FLOORS
PROVIDING APPROXIMATELY 84.4 SQ.M (910 SQ.FT.)
WITH OUTSIDE SEATING AREA TO THE FRONT**

ENTRANCE

Covered veranda with flagged disabled access and decking leading to glazed entrance door and bi-folding doors to the side providing a frontage of **3.3m** with the benefit of a roller shutter leading through to

RETAIL AREA (11.9m x 3.3m) (60.3 sq.m/650 sq.ft.)

Open plan retail unit. Fitted bar area with under counter sink, part tiled wall, false ceiling with range of inset spot lights and pendant lighting. Newly installed intruder alarm system and fire alarm system. Perimeter power points. Electric heating. Laminate flooring. Stairs to basement positioned behind the bar area

REAR SEATING/LOUNGE AREA (3.9m x 3m)

Fitted perimeter seating. Inset spot lights. Electric wall heater. Power points. Laminate flooring.

DISABLED WC

Disabled WC with wall mounted wash hand basin. Fitted mirror. Ceiling light.

KITCHEN (2.9m x 2.7m)

LOWER GROUND FLOOR

ROOM 1 (4.3m x 4.3m)

With fluorescent strip ceiling lights. Perimeter power points. Built in storage cupboards. Fire alarm system.

ROOM 2

With fluorescent strip ceiling lights. Perimeter power points.

RATEABLE VALUE - £19,500 per annum

RATES PAYABLE - £7,145 per annum

VIEWING

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

USE CLASS

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

ENERGY PERFORMANCE CERTIFICATE

The full EPC can 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.



Energy rating and score

This property's energy rating is B.

