

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

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THOMASWILLMAX.CO.UK

**166 CROSS STREET
SALE, CHESHIRE M33 7AQ
TO LET - £18,000 P.A.**



**TWO STOREY EXTENDED RETAIL UNIT.
OPEN PLAN ACCOMMODATION OFFERING
76.5 SQ.M (824 SQ.FT.) ON THE GROUND FLOOR AND A
FURTHER 51 SQ.M (549 SQ.FT.) ON THE FIRST FLOOR.
REAR YARD AND GARAGE.**

THOMAS WILLMAX LIMITED
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ENTRANCE

Electric steel roller shutter leading to hardwood glazed entrance door with display windows to each side providing a frontage of **4.8m** leading through to

RETAIL AREA (13.6m x 4.9m)

With false ceiling with inset lighting. Perimeter power points. Two Velux roof lights. Staircase to first floor and further door providing access to

KITCHEN/STORE (4.4m x 2.2m)

With stainless steel sink unit. Fluorescent strip ceiling lights. Wall mounted boiler. Central heating radiator. Double opening loading doors leading onto rear courtyard.

FIRST FLOOR ACCOMMODATION

Staircase from retail area leading to

RETAIL AREA 2 (10.4m x 4.9m)(maximum)

Mainly open plan with perimeter central heating radiators. Upvc double glazed windows overlooking the front and rear. Doors leading through to

OFFICE (3.4m x 1.8m)

With Upvc double glazed window overlooking the front of the property with central heating radiator positioned below. Ceiling light.

BATHROOM

Comprising WC with wall mounted corner wash hand basin with tiled splash back. Upvc obscure glazed window overlooking the rear. Ceiling light.

OUTSIDE

To the rear of the property there is an enclosed courtyard. Also accessed via right of way running to the rear of the parade with the benefit of prefabricated garage.

BUSINESS RATES

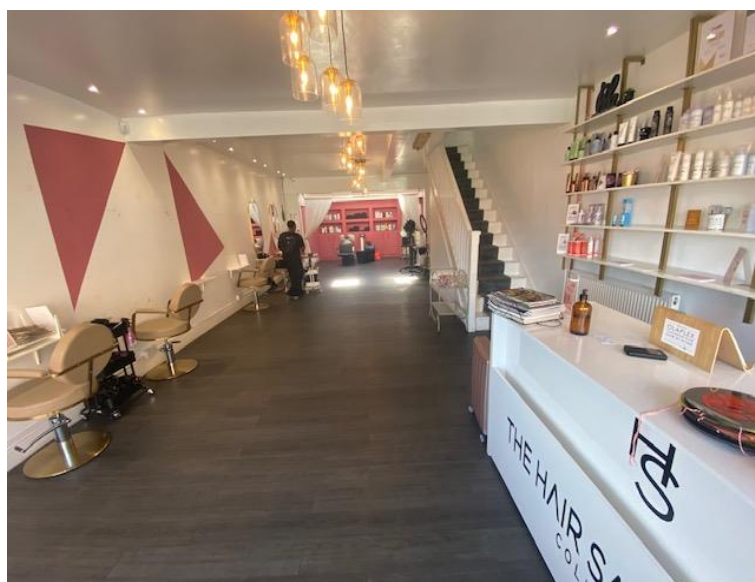
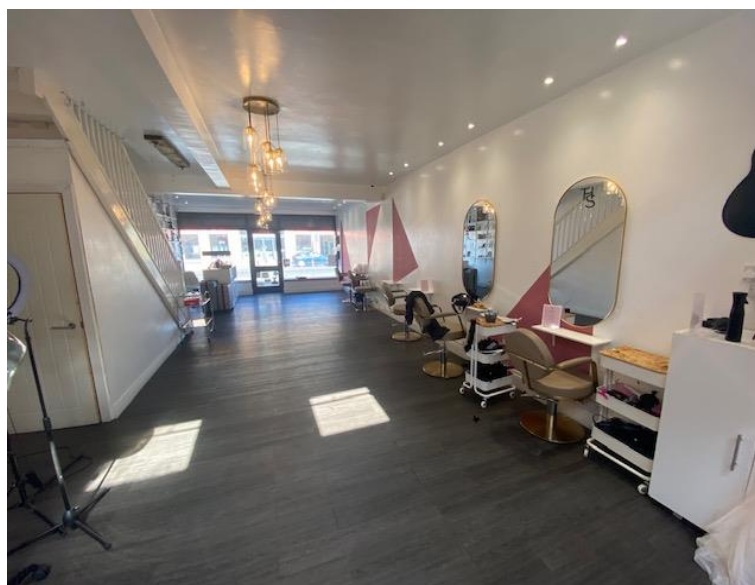
The property is currently listed on the Valuation Office website as having a rateable value of **£5,900 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority

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.