

**102 IRLAM ROAD  
FLIXTON, MANCHESTER M41 6JT  
TO LET - £12,000 P.A**



**DOUBLE FRONTED GROUND FLOOR RETAIL UNIT  
WITH REAR OFFICE, KITCHEN & WC  
OFFERING APPROX 53.4 SQ.M. (576 SQ.FT)  
ONE PARKING SPACE TO THE REAR.**

## ENTRANCE

Entered through a hardwood entrance door with display windows to each side providing a frontage of 5m leading through to

## RETAIL AREA (5.8m x 5m)

With a range of ceiling spot lights and numerous perimeter power points. Doorway leading through to vestibule which in turn leads through to

## REAR OFFICE (4m x 3.9m)

With ceiling light and power points.

## KITCHEN (3.7m x 2.4m)

## WC

## OUTSIDE

To the rear of the property accessed via a right of way is hard standing providing one parking space and an area for bin storage.

To the front of the property there is a lay-by providing customer parking.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£7,200 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 sole letting agent Thomas Willmax on 0161 905 3555.

## ENERGY PERFORMANCE CERTIFICATE

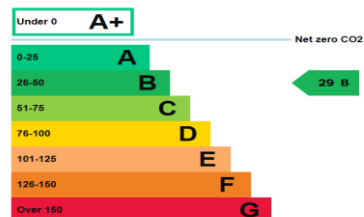
The full EPC can be made available to interested parties.

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.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.