

41 CROSS STREET SALE, CHESHIRE M33 7FT TO LET - £12,500 P.A.



**GROUND FLOOR RETAIL/OFFICE UNIT
OFFERING 46 SQ.M (495 SQ.FT.)
PLUS AIR CONDITIONING, ALARM & SECURITY SHUTTER
WITH ONE CAR PARKING SPACE TO THE REAR.**

ENTRANCE

Aluminium glazed entrance door with full height display windows to the side with the benefit of newly installed external steel electric roller shutter providing a frontage of **3.8m** leading through to

RETAIL/OFFICE AREA (8.8m x 4m)

With false ceiling with inset LED panel lighting. Newly installed data cabling throughout. Newly installed energy efficient combined air conditioning/heating system. New alarm system. Fire exit. Cupboard housing electric meter. With opening leading through to

KITCHEN/STORE & WC (4.7m x 2.3m)

With false ceiling with inset LED panel lighting. Sink unit set into base unit with worktop to the side. uPVC double glazed window overlooking the side of the property with the benefit of external security bars. Numerous power points. Door providing access to

WC

WC with wall mounted wash hand basin. Ceiling light.

OUTSIDE TO THE REAR

To the rear of the property there is hard standing accessed via right of way which provides one allocated car parking space and a storage shed.

LEASE TERMS

New lease terms to be agreed.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£8,300 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.

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

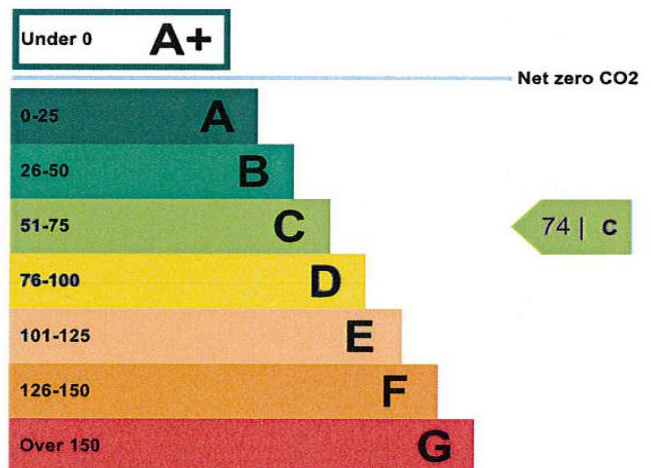
VIEWING

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



Energy efficiency rating for this property

This property's current energy rating is C.



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.