

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

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THOMASWILLMAX.CO.UK

**80 PARK ROAD  
TIMPERLEY, CHESHIRE WA14 5AB  
TO LET - £15,000 P.A.**



**GROUND FLOOR RETAIL/OFFICE UNIT  
PROVIDING APPROXIMATELY 55.5 SQ.M (597 SQ.FT.)  
PLUS BASEMENT PROVIDING TWO OFFICE ROOMS  
AND WC PROVIDING APPROX 24.8 SQ.M (267 SQ.FT.).  
TWO PARKING SPACES TO THE FRONT AND ADDITIONAL  
PARKING TO THE REAR.**

THOMAS WILLMAX LIMITED  
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## ENTRANCE

Glazed entrance door with full height display windows to each side providing a frontage of **4.9m** leading through to

## RETAIL AREA (11.1m x 4.9m)

Large open plan, split level retail or office area. False ceiling with range of LED lighting and ceiling mounted air conditioning unit. Windows to the front and rear elevations. Staircase leading to the ground level basement area.

## STAIRCASE

Leading to the ground floor level basement area

## OFFICE 1 (5.2m x 3.9m)

With full height ceilings. Inset spot lighting. Numerous power points. Doors providing access to

## OFFICE 2/STORAGE ROOM (6.2m x 0.4m)

With obscured patio doors and windows to the rear elevation. Inset LED panel lighting. r providing access to

## KITCHEN

Comprises stainless steel sink unit set into run of worktop with range of base and draw units below and wall units above. Power points.

## WC

WC. Obscured glazed window overlooking the rear.

## PARKING

To the front of the property are two parking spaces. Along with additional parking spaces to the rear.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£8,700 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

Certificate No: 5691-8092-4800-6514-1864

Energy Rating 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.