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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

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THOMASWILLMAX.CO.UK

**585 GORTON ROAD
REDDISH, STOCKPORT SK5 6NX
TO LET - £10,800 P.A**



**GROUND FLOOR RETAIL UNIT
OFFERING APPROX 36.3 SQ.M. (391 SQ.FT)
SUITABLE FOR RETAIL SHOP, OFFICE, MEDICAL/CLINIC
AND CERTAIN LIGHT INDUSTRIAL USE.**

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ENTRANCE

Entered through a uPVC entrance door with display window to the side providing a frontage of **3.1m** leading through to

VESTIBULE

With inner door leading to

RETAIL AREA (8.4m x 3.1m)

With ceiling lights and numerous perimeter power points. Laminate flooring. Cupboard housing electric meter. Two steps leading through to

REAR OFFICE/RETAIL AREA (3.4m x 2.4m)

With fluorescent strip ceiling light. Power points. Stainless steel sink unit. Window to the rear elevation benefitting from internal security bars. Rear door.

WC

OUTSIDE

To the rear of the property is a gated right of way providing an area for bin storage.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£5,500 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, medical/clinic and certain light industrial use.

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 D.

