

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**36 GREENWOOD STREET
ALTRINCHAM WA14 1RZ**

TO LET – £22,500 P.A. (MAY SELL)



**TWO STOREY RETAIL/OFFICE UNIT
COMPRISING TWO RECEPTION AREAS,
SIX INDIVIDUAL ROOMS, PLUS WC.
OFFERING APPROXIMATELY 78.96 SQ.M. (850 SQ.FT.).**

THOMAS WILLMAX LIMITED
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DESCRIPTION

A well presented two storey retail/office unit located in Altrincham town centre. Currently comprising two reception/waiting areas, six individual partitioned office or treatment rooms with the benefit of laminate flooring throughout.

ENTRANCE

Aluminium glazed entrance door with display window to the side leading through to

RECEPTION (4.5m x 3.8m)

With staircase leading to

ROOM 1 (3.1m x 2.8m)

ROOM 2 (2.6m x 2.3m)

ROOM 3 (2.6m x 1.4m)

With window to the front elevation

FIRST FLOOR ACCOMMODATION

LANDING/RECEPTION AREA

With waiting area and doors providing access to

ROOM 4 (2.6m x 1.8m)

With window to the front elevation

ROOM 5 (2.6m x 1.7m)

With window to the front elevation

ROOM 6 (3.8m x 2.1m)

With window to the front elevation

WC

WC with fully tiled walls. Wall mounted wash hand basin with hot water heater positioned above. Hand dryer. Down lighter. Obscure glazed window overlooking the rear of the building.

RATEABLE VALUE - (Vendor pls confirm)

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.



EPC TO BE ADDED