

**87 WASHWAY ROAD
SALE M33 7TQ**

FOR SALE - £375,000



**EXTENDED THREE STOREY RETAIL/OFFICE UNIT
PROVIDING APPROXIMATELY 175 SQ.M. (1885 SQ.FT.)
PLUS PARKING TO THE REAR.**

GROUND FLOOR

ENTRANCE

Hardwood glazed entrance door with the benefit of steel roller shutter and large obscured display windows to each side providing a frontage of **5.4m** leading through to

RETAIL AREA / OPEN PLAN OFFICE (10.9m x 5.4m)

Large open plan retail/office area. With windows to the front and rear elevations. False ceiling with inset lighting. Spot lights. Numerous power points. Laminate flooring. Stairs leading to the first floor. Door leading out to the rear of the property which also benefits from an external steel roller shutter. Doors leading through to

KITCHEN

Stainless steel sink set onto double base cabinet with storage. Double wall cabinet. Electric water heater. Breakfast bar. Numerous power points. Laminate flooring. Ceiling lights.

WC

WC with wall mounted wash hand basin and electric water heater above. Part tiled wall. Obscured double glazed window to the rear elevation benefitting from external security bars. Laminate floor. Air extractor.

OUTSIDE

To the front of the property there is a paved area providing an area for external display.

The rear of the property can be accessed via a right of way from Roebuck Lane and provides a gravelled area for parking and bin storage.

FIRST FLOOR

OFFICE 1 (7.4m x 3.2m)

Large open plan office. uPVC bay window to the front elevation. Ceiling spot lights. Numerous power points. Laminate flooring.

OFFICE 2 (4.1m x 2.5m)

Internal uPVC window to office 3. Fluorescent strip ceiling lights. Power points.

OFFICE 3 (3.8m x 3.8m)

Internal uPVC window to office 2. Obscured uPVC window to the rear elevation with the benefit of internal security bars. Fluorescent strip ceiling lights. Numerous Power points.

WC

WC with pedestal wash hand basin and electric water heater above. Obscured double glazed window to the rear elevation. Laminate floor. Air extractor.

SECOND FLOOR

OFFICE (5.5m x 5m)

Some restricted head height. Four Velux roof lights. Eaves storage cupboards. Range of ceiling spot lights. Numerous power points. Laminate flooring.

RATEABLE VALUE - £12,500 P.A.

VIEWING

Strictly by appointment through sole selling agents
Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



**EPC TO BE
ADDED**



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.

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