

**OFFICE 2, 101 CROSS STREET
SALE, CHESHIRE M33 7JN
TO LET - £11,000 P.A.**



**GROUND FLOOR REAR OFFICE
RECENTLY REFURBISHED TO A HIGH STANDARD
WITH MEETING ROOM, KITCHENETTE AND WC.
OFFERING 45.2 SQ.M (487 SQ.FT.).**

ENTRANCE

Accessed from the side of the property via a uPVC leading through to

OFFICE (5.9m x 5.5m)

Open plan office with uPVC double glazed window to the side elevation, numerous power points set into the walls and floor, electric storage heater, inset lighting and fire alarm system.

MEETING ROOM WITH KITCHENETTE (4.9m x 2.7m)

Open plan office with uPVC double glazed window to the side elevation, numerous power points, inset lighting and fire alarm system.

Kitchenette with stainless steel unit set into run of wood effect worktop with double base unit below and matching double wall unit above. Power points. Space for a fridge.

WC

Comprising WC with wall mounted corner wash hand basin. Ceiling light.

UTILITY BILLS

Tenants will be required to contribute £199pcm towards the combined electricity and water utility bills. Subject to fair usage.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£ (TBC) 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

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.