

**78 PARK ROAD
TIMPERLEY, CHESHIRE WA14 5AB
TO LET - £11,000 P.A. plus VAT**



**GROUND FLOOR RETAIL/OFFICE UNIT
WITH REAR OFFICE, KITCHEN AND WC.
IN TOTAL PROVIDING APPROXIMATELY
59.3 SQ.M (638.6 SQ.FT.)
PLUS TWO PARKING SPACES.**

ENTRANCE

Glazed hardwood entrance door with full height display window to the side providing a frontage of **4.1m** leading through to

RETAIL AREA (10.4m x 4.1m)

Large open plan retail or office area. Range of ceiling lights and spot lights. Windows to both the front and rear elevations. Electric heaters. Numerous power points. Laminate flooring. Door leading through to

REAR OFFICE/STORE ROOM (3.3m x 3.1m)

With bay window to the rear elevation. Fluorescent strip ceiling light. Numerous power points. Vinyl flooring

KITCHEN (2.1m x 2m)

Comprises stainless steel sink unit set into run of worktop with range of base units below and matching wall units above. Part tiled walls. Power points. Vinyl flooring. Fluorescent strip ceiling light. Obscured double glazed uPVC door and window to the side elevation.

WC

WC. Wash hand basin set into cabinet. Vinyl flooring. Ceiling light.

PARKING

There are two parking spaces with the retail unit. One to the front of the property are one parking space to the rear.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£7,800 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.



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.