

# thomas · willmax

COMMERCIAL AND RESIDENTIAL ESTATE AGENTS

To make an appointment please call:

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THOMASWILLMAX.CO.UK

## 109B MANCHESTER ROAD CHORLTON, MANCHESTER M21 9GA TO LET - £16,000 P.A.



**GROUND FLOOR OPEN PLAN RETAIL  
OR OFFICE UNIT WITH WC.  
PROVIDING APPROXIMATELY 28.3 SQ.M (304.7 SQ.FT.)  
SUITABLE FOR RETAIL, OFFICE, CONSULTING/MEDICAL**

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## ENTRANCE

Full height glazed double entrance doors with the benefit of external steel roller shutter, leading through to

## RETAIL/OFFICE AREA

Open plan retail/office area. Full height glazed double doors and full height glazed display window to the side elevation. Ceiling with inset lighting. Loft access hatch. Perimeter power points. Door leading through to

## WC

## USE CLASS

The building falls under class 'E' and would be suitable for shop, office, medical/clinical, and certain light industrial use.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £11,500 p.a. from 1<sup>st</sup> April 2026. 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.

