

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**4 WOODFIELD ROAD  
BROADHEATH, ALTRINCHAM WA14 4EU  
TO LET - £12,000 P.A.**



**GROUND FLOOR OFFICE/RETAIL UNIT  
WITH REAR KITCHEN AND WC  
PROVIDING APPROXIMATELY 45 SQ.M (485 SQ.FT.)  
PLUS BASEMENT STORAGE**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555  
FAX: 0161 905 3999

info@thomaswillmax.co.uk  
www.thomaswillmax.co.uk

## ENTRANCE

Covered entrance porch over the door leading through to the retail unit with arched glazed shop front providing a frontage of **3.4m**.

## RETAIL UNIT (8.6m x 3.6m)(maximum)

Glazed windows overlooking the front of the property. Fire exit. Inset down lighters, power points and door leading through to

## VESTIBULE

With door to basements and further door leading through to

## RETAIL AREA 2/OFFICE (5.3m x 2.7m)

With perimeter power points. uPVC windows overlooking the side. Inset down lighters. Kitchen area comprising stainless steel sink unit with work top to the side with base units below and matching wall units above. Door to

## WC

## BASEMENTS

Door from vestibule leading to

Chamber 1 (4.1m x 3.7m)

Ceiling light.

Chamber 2 (4.6m x 4.3m)

Ceiling light, power points, wall mounted electric meter.

## OUTSIDE

To the rear of the property there is an enclosed rear yard with gates onto right of way.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £6,500 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

## USE CLASS

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

## ENERGY PERFORMANCE CERTIFICATE

The full EPC can 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.

