

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**60 GLOUCESTER ROAD
URMSTON, MANCHESTER M41 9AE
FOR SALE - £230,000**



**FULLY REFURBISHED. TWO STOREY MID TERRACE.
RETAIL OR OFFICE UNIT
COMPRISING RECEPTION AREA, BOARD ROOM,
FOUR OFFICES, KITCHEN AND WC.
PROVIDING APPROXIMATELY 95.1 SQ.M (1024 SQ.FT.)
WITH REAR YARD**

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

GROUND FLOOR

ENTRANCE

Covered entrance porch with full height display windows to the side providing a frontage of **4.2m** leading through to

RECEPTION AREA (4.6m x 4.3m)

With range of inset ceiling lights. Central heating radiator. Perimeter power points. Internal window to the board room. Tiled floor. Access through to

BOARD ROOM (4.3m x 3m)

With range of inset ceiling lights. Central heating radiator. Perimeter power points. Internal window to the reception area. Tiled floor. Access through to

REAR OFFICE / OFFICE (4.9m x 2.7m)

Window to the side elevation with the benefit of external security bars. Range of down lighters. Perimeter power points. Tiled floor. uPVC door leading to the rear yard. Access through to

WC

KITCHEN / STAFFROOM

Stainless steel sink set into run of worktop with beech fronted cabinets. Tiled floor. Power points.

FIRST FLOOR ACCOMMODATION

Accessed via staircase from kitchen/staff room leading to first floor. With doors providing access to

ROOM 1 (4.3m x 3.6m)

With two uPVC double glazed windows overlooking the front of the property. Inset lighting. Laminate flooring. Central heating radiator. Perimeter power points.

ROOM 2 (4.3m x 4m)

With uPVC double glazed window overlooking the rear with the benefit of external security bars. Inset lighting. Two central heating radiators.

ROOM 3 (3.2m x 2.7m)

With two uPVC double glazed windows overlooking the side and rear of the property with external security bars. Inset lighting. Laminate flooring. Central heating radiator. Perimeter power points.

OUTSIDE

To the front of the property there is flagged forecourt providing an area for external display.

To the rear of the property which can also be accessed via right of way is a paved yard.

TENURE - FREEHOLD

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£12,500 p.a.** The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

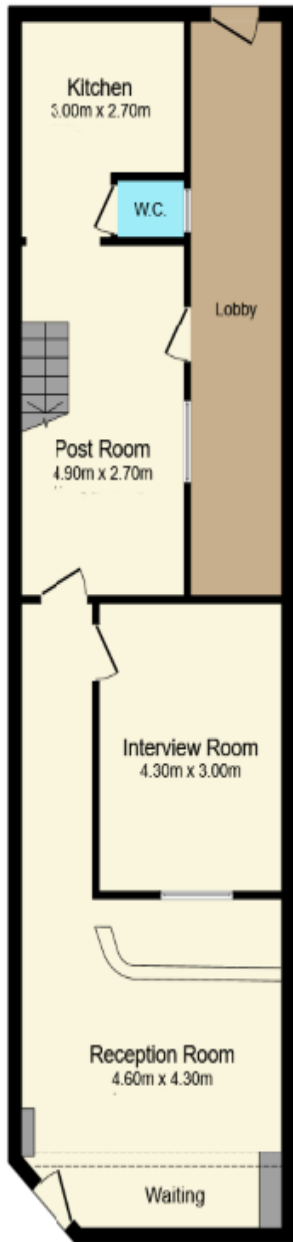
VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.





Ground Floor

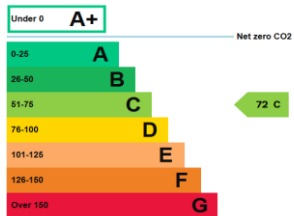


First Floor



Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

CERTIFICATE NO:
8820-8657-6434-3683-4399

The floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements are approximate only. Openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement or contract. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspections.

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