

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

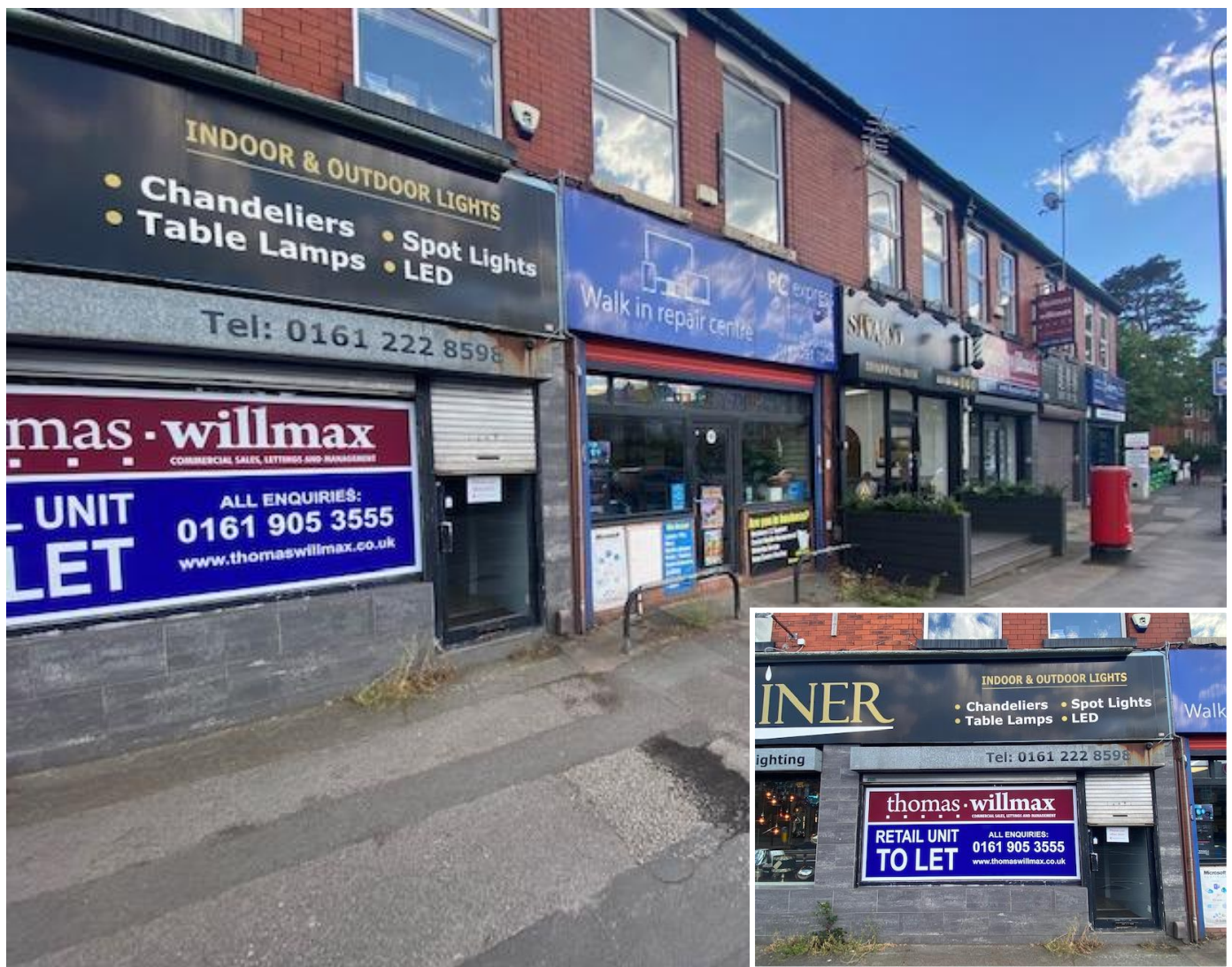
To make an appointment please call:

**0161 905 3555**

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THOMASWILLMAX.CO.UK

## 183 WASHWAY ROAD SALE, MANCHESTER M33 7RE TO LET - £15,000 P.A.



**GROUND FLOOR RETAIL/OFFICE UNIT  
WITH OFFICE, REAR STORE, KITCHEN/STAFF ROOM  
PLUS WC. IN TOTAL PROVIDING  
APPROXIMATELY 65 SQ.M (700 SQ.FT.).**

THOMAS WILLMAX LIMITED  
189 Washway Road Sale Cheshire M33 4AH

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FAX: 0161 905 3999

info@thomaswillmax.co.uk  
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## ENTRANCE

Aluminium glazed entrance door with display window to the side providing a frontage of **4.1m** leading through to

## RETAIL AREA (8.5m x 4.1m)

With range of lighting. Laminate flooring throughout. Perimeter power points. Air conditioning unit. Door leading through to

## OFFICE (3.3m x 1.9m)

With central ceiling light. Shelving. Corner shower unit. Doors leading through to

## KITCHEN / STAFF ROOM

Window with the benefit of internal security bars. Stainless steel sink unit with cupboard below. False ceiling with inset lighting.

## STOREROOM (7.4m x 2.7m (max))

With lighting, power points and concrete floor. Door leading to

## WC

## BUSINESS RATES

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

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

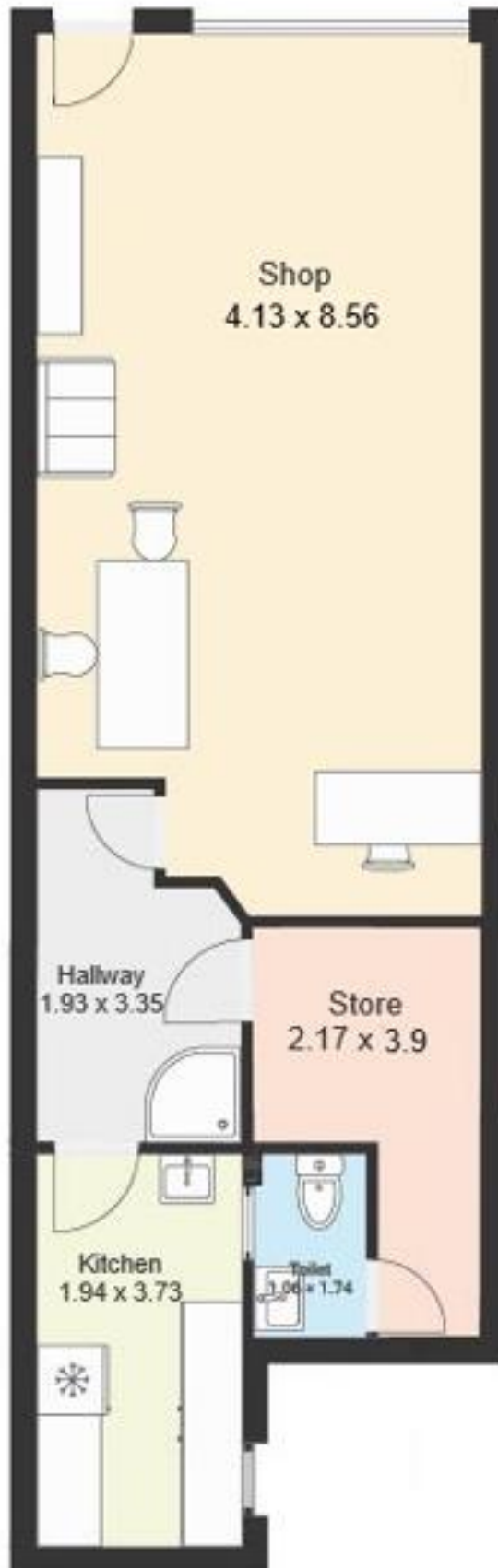
The building falls under class "E" and would be suitable for shop, office, medical/clinic and certain light industrial use.

## 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.



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.