

**166 HOLLYHEDGE ROAD
WYTHENSHAW, MANCHESTER M22 9UE
TO LET - £15,000 P.A.**



**GROUND FLOOR RETAIL / OFFICE UNIT
OFFERING APPROXIMATELY 94.2 SQ.M (1015.2 SQ.FT.)
COMPRISING RETAIL AREA, OFFICE, TWO CONSULTATION
ROOMS & REAR OFFICE / STOREROOM.
SHARED ENCLOSED REAR YARD.**

ENTRANCE

Aluminium glazed entrance door with display window to the side with the benefit of electric roller shutter to the front leading through to

RETAIL UNIT

False ceiling with inset lighting. Laminate flooring. Power points.

CONSULTATION ROOM

False ceiling with inset lighting. Laminate flooring. Power points.

OFFICE

Fluorescent strip ceiling light. Laminate flooring. Power points.

REAR CONSULTATION ROOM

False ceiling with inset lighting. Laminate flooring. Power points.

REAR OFFICE / STOREROOM

Fluorescent strip ceiling lights. Wall mounted air conditioning unit. Power points. Stainless steel sink set in to run of worktops with cupboards below and wall mounted units above. Access to two separate WC's with wash hand basins. Door leading through to

ENCLOSED REAR YARD

Shared area providing bin storage

WC

KITCHENETTE

USE CLASS

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

BUSINESS RATES

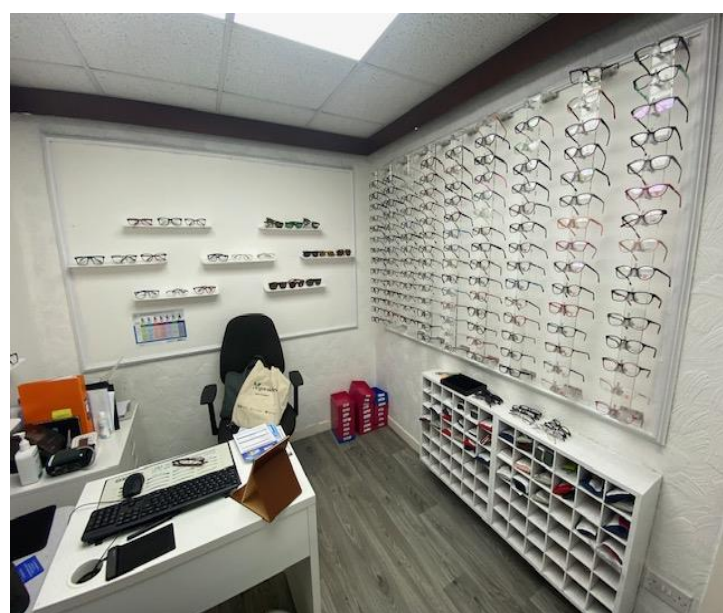
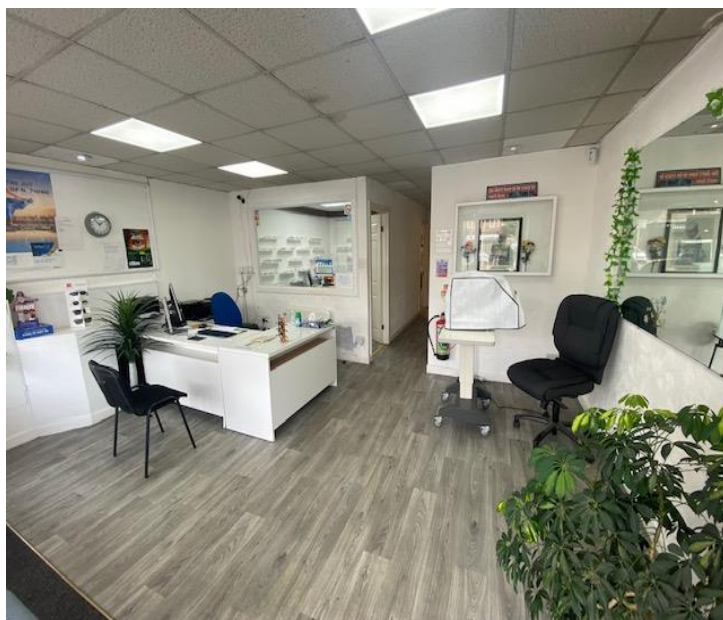
The property is listed on the Valuation Office website as having a rateable value of **£9,500 p.a. from 1st April 2026**. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority

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.



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.