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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

166 NORTHENDEN ROAD
SALE MOOR, MANCHESTER M33 3HE

TO LET - £13,000 P.A. PLUS VAT



TWO STOREY BUILDING
PROVIDING APPROXIMATELY 89.6 SQ.M (966 SQ.FT.)
COMPRISING GROUND FLOOR RETAIL AREA,
FIRST FLOOR ACCOMMODATION WITH BATHROOM AND BASEMENT.

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

Glazed entrance door with display window to the side providing a frontage of **4m** leading through to

RETAIL AREA (7.3m x 4.2m)(332 sq.ft.)

With range of halogen down lighters. Perimeter power points. Wall mounted electric heaters. Cupboard housing electric meter. Wood effect laminate flooring. Rear fire escape. Stairs to the first floor accommodation and further door providing access to

REAR PREPARATION ROOM (2m x 1.9m)

Comprising stainless steel sink unit. Fully tiled walls. Power points. Fire escape.

FIRST FLOOR ACCOMMODATION

Staircase from the rear of the retail area leading to

ROOM 1 (3.8m x 3.3m)

uPVC double glazed window overlooking the front of the property. Ceiling light.

ROOM 2 (3.4m x 3m)

Ceiling light. Power points. Door leading through to.

BATHROOM (1.8m x 1.6m)

Comprising corner shower cubicle, WC, bidet and sink unit. Tiled walls. Obscured uPVC double glazed window overlooking the rear. Ceiling light. Laminate flooring.

BASEMENT

Comprising of a storage chamber measuring **6.9m x 4.1m** with a ceiling height of **2.2m.** With range of strip ceiling lights. Panelled walls. Power points.

BUSINESS RATES

The property is currently 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

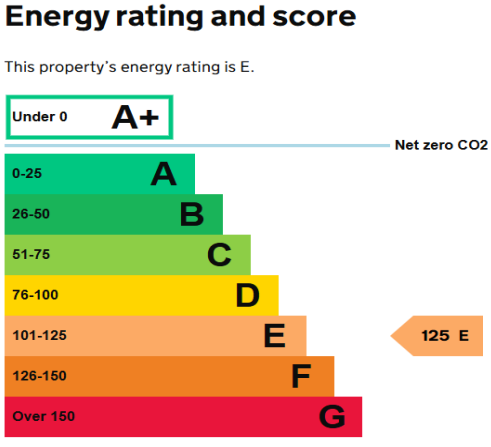
USE CLASS

TBC









These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax not 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.

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