thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

207 WOODHOUSE LANE EAST, TIMPERLEY WA15 6AS

TO LET - £10,800 P.A.



GROUND FLOOR RETAIL/OFFICE UNIT COMPRISING RECEPTION AREA, 3 INDIVIDUAL TREATMENT ROOMS, KITCHEN AND WC.
PROVIDING APPROXIMATELY 53.4 SQ.M (575.1 SQ.FT.).
PARKING TO THE REAR PLUS LAYBY TO THE FRONT

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

uPVC glazed entrance door with windows to each side leading through to

RETAIL/RECEPTION AREA (6.49m x 2.91m)

Display windows to the front. Retail or office area. Range of lighting. Laminate flooring.

ROOM 1 (3.16m x 2.15m)

Partitioned room with power points, ceiling light and laminate flooring.

ROOM 2 (3.26m x 2.65m)

Partitioned room with power points, ceiling light and tiled floor.

ROOM 3 (4.05m x 2.17m)

Fire door to the rear elevation. With power points, ceiling light and laminate flooring.

KITCHEN (2.34m x 1.81m)

Obscured glazed window to the rear elevation. With stainless steel sink unit set into run of marble effect worktop with range of white fronted base units below and matching wall units above. Wall mounted electric water heater. Stainless steel sink set into worktop. Power points, ceiling light and laminate flooring.

WC (1.24m x 1.18m)

WC with corner wall mounted wash hand basin with tiled splash back. Obscured uPVC window. Electric towel rail. Ceiling light. Tiled floor.

PARKING

To the rear of the property there is parking accessed via right of way. To the front of the property there is a layby with customer parking.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of **£6,200 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.







EPC TO BE ADDED

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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