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COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

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THOMASWILLMAX.CO.UK

8 ASHLEY ROAD
ALTRINCHAM, CHESHIRE WA14 2DW

TO LET - £24,000 P.A.



GROUND FLOOR DOUBLE FRONTED UNIT
IDEALLY SITUATED IN ALTRINCHAM TOWN CENTRE
OFFERING APPROXIMATELY 75 SQ.M (808 SQ.FT.).
PLUS BASEMENT STORAGE.
SUITABLE FOR RETAIL, OFFICE OR CONSULTING

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

Covered entrance porch with glazed entrance door with bay display windows to each side with the benefit of external electric roller shutter providing a frontage of **7.2m** leading through to

RETAIL AREA (8.1m x 7.2m)(plus 3m x 3.3m)

With false ceiling with range of lighting. Wall mounted fire control panel. Perimeter power points. Central heating radiators with door to basement storage and further doors providing access to

KITCHEN/STAFFROOM (2.4m x 1.7m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of base units below. Part tiled walls. Wall mounted boiler. Central heating radiator. Power points. Ceiling light.

WC (2.3m x 1.5m)

Comprising WC with wash hand basin set onto base unit with hot water heater positioned above. Tiled flooring and walls. Ceiling light. Air extractor. Separate cloaks area with central heating radiator and fire escape onto the rear yard.

BASEMENT

Comprising of one storage chamber measuring **7.8m x 7.4m** with a ceiling height of **1.9m.** With range of ceiling lights with electric meter and gas meter.

OUTSIDE TO THE REAR

To the rear of the property there is an enclosed yard for bin storage which is accessed via a pedestrian right of way from The Downs.

USE CLASS

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

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £17,500 per annum from 1st April 2026**.**

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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