



5 Corporation Street, Stalybridge, SK15 2JL

£1,000

What a STUNNING unit, what would you use it for? Beautifully presented throughout, this is what we call a 'Turn Key' property, you can literally unpack and get on with your business.

You won't even need to worry about your utility and water bills and business rates as they are all included in the price!

Situated on this popular thoroughfare in Stalybridge, there is ample footfall for passing trade, plus plenty of local parking. Stalybridge is a thriving market town with a fantastic mixture of business's and potential client dynamics.

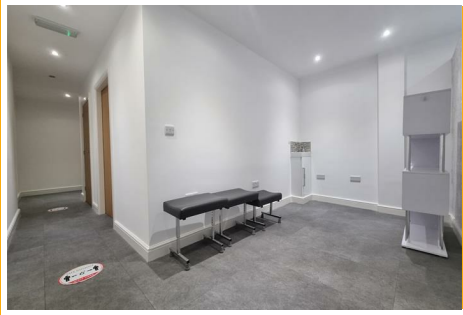
Do you currently have a business in the area and fancy a new location? Something clean, modern and inviting! Or looking to open something completely new? If you want a trouble & maintenance free unit this could well be for you. Maybe an optician? Tattooist? The aesthetic lends itself to something of that nature.

The same landlord has a further unit, and if taken together a discount could be applied.

5 Corporation Street

, Stalybridge, SK15 2JL

£1,000



Communal Entrance

Composite double glazed door to front elevation. Lighting and carpet.

Reception Area

uPVC double glazed window to front elevation. Lighting, electric radiator, and tiled flooring.

Consultation Area

Hand wash basin with vanity unit and mixer tap. Lighting and tiled flooring.

Treatment Room

Fitted base units with coordinating work surfaces. Hand wash basin with mixer tap. Part tiled walls, lighting, air conditioning unit, and tiled flooring.

Kitchenette

Laminate work surface. Stainless steel single sink unit with mixer tap. Lighting and tiled flooring.

WC

Disabled access bathroom with low level WC and hand wash basin with mixer tap. Lighting, extractor fan and tiled flooring.

Additional Information

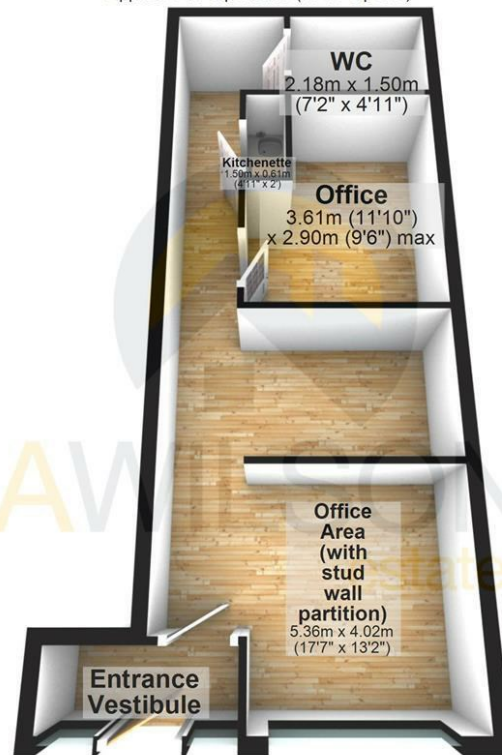
EPC - TBC

Sq Ft - TBC





Ground Floor
Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 44.0 sq. metres (474.1 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com