



5 - 7 Walker Street, Denton, M34 3LH

£1,000

A Wilson Estates are delighted to offer To Let this commercial unit on Walker Street in Denton. Located on the ground floor and recently fully refurbished.

The property presents well with electric heating throughout, strip lighting, a fitted kitchen, WC, and communal outdoor area to the rear. The property benefits from double frontage and electric roller shutter security.

The property would be suitable for a variety of different uses under Class E including office and retail as well as alternative uses (STP).

Location

The property is located close to the centre of Denton and a short drive to Crown Point shopping centre and the M60 Motorway.

- Denton: 0.2 miles.
- Crown Point: 0.3 miles.
- M60: 0.5 miles.
- Stockport: 6.5 miles.

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Entrance

Aluminium double glazed door and uPVC double glazed window to front elevation. Electric radiator and strip lighting.

Shop Floor

uPVC double glazed windows to front and rear elevations. Composite double glazed door to side elevation. Electric radiators and strip lighting.

Kitchenette

Stainless steel one and a half bowl sink unit with mixer tap. Base units with coordinating work surfaces.

Bathroom

uPVC double glazed window to rear elevation. Low-level WC and hand wash basin. Lighting.

Externally

Communal yard area.

Additional Information

Total Internal Floor Area : 76 sqm

EPC : TBC - in progress

Rateable Value : TBC

Sunday opening covenant in place - STP





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

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