

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

**0161 905 3555**

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THOMASWILLMAX.CO.UK

**281 - 283 BARLOW MOOR ROAD  
CHORLTON, MANCHESTER M21 7GH  
TO LET - £18,000 P.A.**



**DOUBLE GROUND FLOOR RETAIL/OFFICE UNIT COMPRISING 6  
ROOMS PLUS MALE AND FEMALE WC'S AND KITCHEN  
APPROXIMATELY 136 SQ.M (1464 SQ.FT.)  
PARKING TO THE FRONT**

THOMAS WILLMAX LIMITED  
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## ENTRANCE

Part glazed composite entrance door with window to the side leading through to

## ENTRANCE VESTIBULE (2.4m x 2.1m)

With wall mounted intercom. Central heating radiator. Central ceiling light with glazed partition leading through to

## RECEPTION/HALLWAY (14m x 1.5m)

With perimeter central heating radiators and power points. Range of LED ceiling lights. Doors leading through to

## ROOM 1 (4.3m x 4.1m)

## ROOM 2 (4.1m x 3.9m)

## FEMALE WC

With separate cloaks area. Central heating radiator. Ceiling lights

## MALE WC

With separate cloaks area. Central heating radiator. Ceiling lights

## KITCHEN/STAFFROOM (3.7m x 2m)

Comprising stainless steel sink unit set onto run of white fronted base and drawer units. Wall mounted combi boiler. Upvc double glazed window overlooking the rear. Central ceiling light. LED ceiling light.

## ROOM 3 (4.1m x 3.7m)

## ROOM 4 (3.5m x 3.4m)

## ROOM 5 (4.4m x 3.8m)

## ROOM 6 (4.7m x 4.3m)

Please note all the above rooms have Upvc double glazed windows. Central heating radiators. Power points and LED strip lighting.

## PARKING

To the front of the property there is hardstanding providing 4 allocated spaces.

## USE CLASS

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

## RATEABLE VALUE

(Vendor pls confirm)

## VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

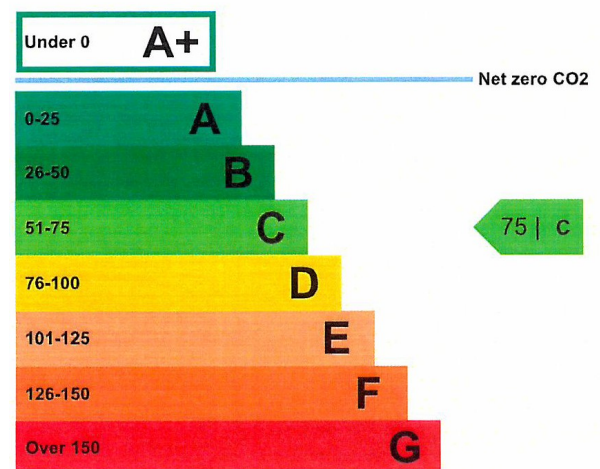
## ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



## Energy efficiency rating for this property

This property's current energy rating is C.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor 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.