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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

**418 REDDISH ROAD
REDDISH, STOCKPORT SK5 7AA
TO LET - £10,000 P.A.**



**GROUND FLOOR RETAIL/OFFICE UNIT
PROVIDING OPEN PLAN ACCOMMODATION
WITH REAR KITCHEN/STAFFROOM AND WC
TOTALLING 48 SQ.M. (517 SQ.FT.)**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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ENTRANCE

Double glazed entrance door leading to communal inner hallway with further door providing access to

RETAIL/OFFICE AREA (8.9m x 3.3m)

With glazed shop front providing a frontage of 2.6m with false ceiling with inset fluorescent strip lighting. Laminate flooring throughout. Perimeter power points. Network points. Central heating radiator. Door to basement and further door providing access to

KITCHEN/STAFFROOM (3.9m x 2.7m)

Comprising stainless steel sink unit set into run of marble effect worktop with range of beech fronted base units below. Part tiled walls. Wall mounted boiler with window overlooking the side of the property with the benefit of internal security bars. Fire exit. False ceiling with inset fluorescent strip lighting. Numerous power points and door providing access to

CLOAKS AREA AND WC (2.9m x 2.8m)

Comprising of a WC with separate cloaks area with wash hand basin and tiled splashback. uPVC double glazed obscure windows overlooking the front and rear. Numerous ceiling lights.

OUTSIDE TO THE REAR

To the rear of the property there is an enclosed rear yard.

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 - £6,000 Per Annum

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

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.

