

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**23 SHAWS ROAD, ALTRINCHAM,  
CHESHIRE WA14 1QU  
TO LET - £14,000 P.A. PLUS VAT**



**SUITE OF FIRST AND SECOND FLOOR ROOMS.  
COMPRISING 3 ROOMS PLUS KITCHEN AND WC ON 1<sup>ST</sup> FLOOR  
AND 2 FURTHER ROOMS ON 2<sup>ND</sup> FLOOR.  
APPROXIMATELY 83 SQ.M (900 SQ.FT.)  
SUITABLE FOR OFFICE USE, RETAIL OR CONSULTING**

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## ENTRANCE

Quarry tiled steps leading to entrance door. In turn leading through to vestibule with inset down lighters. Intercom entry with further glazed door leading through to inner hallway with range of down lighters, wall lights and staircase leading to first floor split level landing with ceiling lights. uPVC double glazed window overlooking the rear. Staircase to second floor and doors providing access to

## ROOM 1 (5.5m x 4.5m)

With windows overlooking the front of the property. Ceiling lights. Perimeter power points. Central heating radiators.

## ROOM 2 (4.2m x 3.7m)

With window overlooking the front of the property. Ceiling light. Perimeter power points. Central heating radiators. Cupboard housing boiler.

## ROOM 3 (3.7m x 3.5m)

With window overlooking the rear of the property. Ceiling light. Numerous perimeter power points. Central heating radiator.

## KITCHEN

Comprising sink unit set into worktop with white fronted base units below. Part tiled walls. Power points. Window overlooking the front of the property. Ceiling light.

## WC

WC with corner wash hand basin. Ceiling light. Central heating radiator.

## SECOND FLOOR ACCOMMODATION

With staircase from the first floor landing leading to second floor landing with doors providing access to

## ROOM 4 (4.6m x 3.6m)

With uPVC double glazed window overlooking the rear. Fluorescent strip ceiling light. Perimeter power points. Central heating radiator.

## ROOM 5 (4.2m x 3.2m)

With Velux roof light. Perimeter power points. Central heating radiator.

## BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £13,000 p.a.

## 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.

