

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

**206-208 MANCHESTER ROAD  
ALTRINCHAM, CHESHIRE WA14 5LU  
TO LET - £20,000 P.A.**



**RETAIL/SHOWROOM WITH REAR OFFICE  
PROVIDING APPROXIMATELY 112 SQ.M (1206 SQ.FT.)  
PLUS WC. PARKING TO THE FRONT AND SIDE**

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## DESCRIPTION

Corner showroom with full height display windows to the front and the side of the property with the benefit of bi-folding access doors. Situated on the A56 main trunk road linking Altrincham to Manchester in a prominent position.

The retail/showroom provides open plan accommodation extending to 112 sq.m (1206 sq.ft.) with the benefit of parking to the front and side of the property.

## ENTRANCE

Glazed entrance door with the benefit of external steel roller shutter leading through to

## SHOWROOM (10.5m x 8.6m plus 4.3m x 2.8m)(1099 sq.ft.)

With full height display windows to the front and side of the showroom plus full height glazed doors providing a width of **3.3m** with false ceiling with inset fluorescent strip lighting plus additional down lighters, numerous perimeter power points, wall mounted alarm control panel and door providing access to

## OFFICE (3.9m x 2.5m)

With obscured uPVC double glazed window overlooking the side of the property, perimeter power points, telephone point, false ceiling with inset fluorescent strip lighting with fully glazed partition overlooking the showroom and further door providing access to

## COMMS ROOM (2.9m x 2m)

Power points. Plumbing for a kitchen sink. uPVC obscured glazed window overlooking the side of the property and further door providing access to

## WALK IN STORE (1.8m x 1.1m)

## WC

Access from showroom and comprising WC with wash hand basin with tiled splash back. Fully tiled floor. False ceiling with inset down lighters. Obscured double glazed window overlooking the side of the property. Air extractor. Wall mounted hand dryer and paper towel dispenser.

## OUTSIDE

To the front and side of the property there is hard standing providing and area for external display or car parking.

## RATEABLE VALUE - £23,000

## VIEWING

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

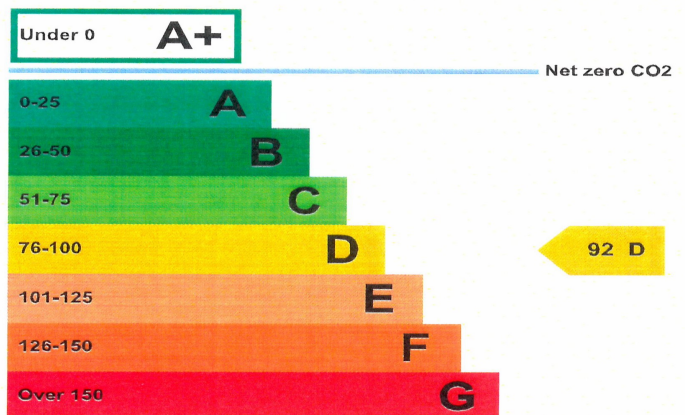
## ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



## Energy rating and score

This property's energy rating is D.



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.