

thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:

0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**61 CROSS STREET, SALE
CHESHIRE M33 7HF
TO LET - £13,500 P.A.**



**OPEN PLAN RETAIL UNIT OFFERING APPROXIMATELY
73 SQ.M (786 SQ.FT.) PLUS KITCHEN, WC
AND TWO CAR PARKING SPACES TO THE REAR**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

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ENTRANCE

uPVC glazed entrance door with display window to the side with the benefit of electric steel roller shutter providing a frontage of **4.7m** leading through to

RETAIL AREA (10.6m x 5.1m)

With perimeter central heating radiators. Fluorescent strip ceiling lights. Partition wall which can be removed. Numerous power points. Laminate flooring and further window with external shutter overlooking the rear with opening leading through to

REAR OFFICE (3.9m x 3.5m)

With uPVC double glazed window overlooking the side of the property with the benefit of external shutter. Central heating radiators. Plumbing facilities. Fluorescent strip ceiling light. Numerous power points. Laminate flooring. Further door leading through to

KITCHEN/STAFFROOM (2.5m x 2.4m)

With stainless steel sink unit set into marble effect worktop with range of base units below. Part tiled walls. Ceiling light. uPVC double glazed window overlooking the rear with external roller shutter. Fire escape onto the rear car park and door leading through to

STOREROOM

WC

WC with corner wash hand basin. Wall mounted boiler. Air extractor. Part tiled walls.

CAR PARKING/OUTSIDE TO THE REAR

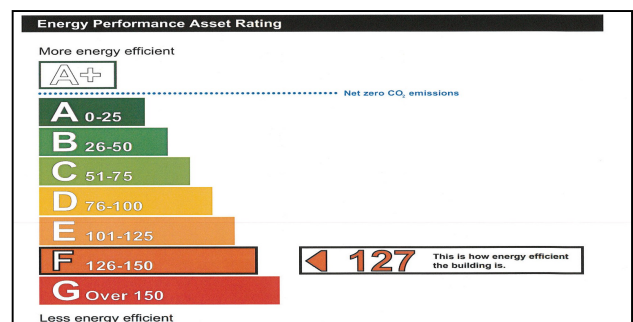
To the rear of the property there is hardstanding providing parking which is accessed via right of way and two car parking spaces will be allocated to the retail unit.

RATEABLE VALUE

(Vendor pls confirm)

VIEWING

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



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.