



# RIDGEWAY

## RESIDENTIAL SERVICES



**£195,000**

6 Church Road, Lymm, WA13 0QH



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Nestled on the charming Church Road in Lymm, this unique property presents an excellent opportunity for those seeking a versatile office space. With four spacious reception rooms, this property offers ample room for meetings, collaborative work, or client interactions, making it an ideal setting for a professional environment.

The layout is thoughtfully designed to accommodate various business needs, providing a welcoming atmosphere for both staff and visitors. The single bathroom ensures convenience for all who utilise the space.

Lymm is a picturesque village known for its vibrant community and excellent amenities, including shops, cafes, and parks, all within easy reach. The location is well-connected, making it accessible for clients and employees alike.

This property is not just an office; it is a chance to establish your business in a thriving area, surrounded by the beauty of Lymm. Whether you are looking to expand your current operations or start anew, this office space offers the perfect blend of functionality and charm. Do not miss the opportunity to make this property your own.

## Reception Area

11'9" x 11'9" (3.58 x 3.58)

Laminate flooring, radiator, telephone sockets and double plug sockets.

## Office Space

10'4" x 8'9" (3.15 x 2.67)

A light open office space with storage under the stairs, radiators, telephone sockets and double plug sockets. This room flows into the kitchen.

## Kitchen

7'0" x 7'0" (2.13 x 2.13)

Modern kitchen area including an electric oven and gas hob.

## Rear Entrance Hall

15'6 x 3'12 (4.72m x 0.91m)

Providing access to the back of the building and bathroom.

## Bathroom

7'73" x 5'34" (2.13m x 1.52m)

Comprising of full white bathroom suite with shower and obscured window.

## Board Room

15'2" x 12'2 (4.62m x 3.71m)

Solid wooden floor with skylight and a window to the front of the building, radiators and double sockets.

## Office

8'9" x 7'3" (2.67m x 2.21m)

Small office area with radiator and double sockets.

## Information

Water Mains

Electricity Mains

Sewerage Mains Supply

Heating Mains

Gas Mains

Internet connection

Cable

Internet Speed

Broadband

Basic 16 Mbps

Superfast 80 Mbps

Ultrafast 1800 Mbps

Mobile coverage

EE Average

Vodafone Average

Three Average

O2 Good

## Tenure

Freehold

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

