

20 The Cross, Lymm, WA13 0HU

£2,000

A great opportunity to acquire a commercial property with a prime location.

This versatile retail space was previously operated as a hair and beauty salon, making it ideal for similar ventures or a variety of other businesses.

The property is arranged over three floors, each featuring individual rooms that can be tailored to suit your specific needs, with a layout that offers flexibility for a range of uses.

There is a charming courtyard garden, providing outdoor space that can enhance the customer experience or serve as a staff lunch or coffee break space. Additionally, the property is equipped with a kitchen and a shower room, adding to its practicality and appeal.

With its prime position at The Cross, this commercial property benefits from high foot traffic and visibility, ensuring that your business will be well-placed to attract customers. This is a rare opportunity to secure a property in a sought-after location.

Description







Council Tax Band:

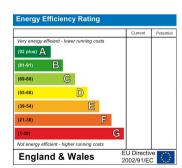
Floor Plans Area Map

The Cross, Lymm Approximate Gross Internal Area:-Basement :- 34.90 sq m / 376 sq ft Ground Floor :- 34.90 sq m / 376 sq ft First Floor :- 34.90 sq m / 376 sq ft Total: - 104.70 sq m / 1128 sq ft Bedroom Kitchen suite 9'3 x 8'11 14'5 x 9'3 14'7 x 9'6 2.83 x 2.73m 4.40 x 2.83m 4.44 x 2.89m Landing Store Sitting Room Sales Area Bedroom Outhouse 15'8 x 11'11 15'6 x 11'11 15'8 x 11'11 4.77 x 3.63m 4.72 x 3.63m 4.77 x 3.63m Outbuilding **Ground Floor** First Floor **Basement**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Performance Graph



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