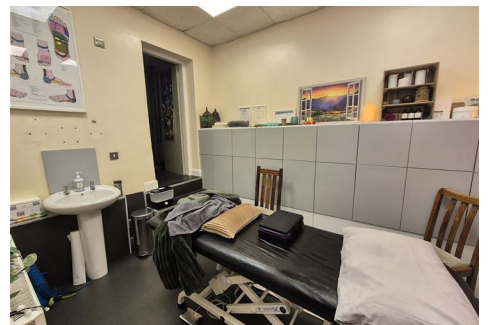
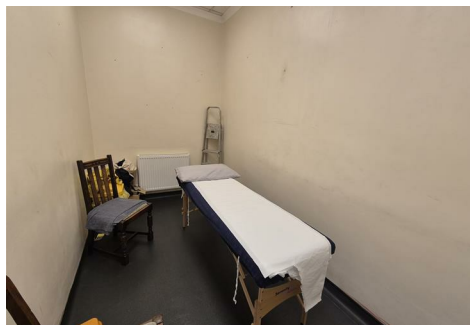




13 Corporation Street, Stalybridge, SK15 2JL

£625 Per Month

Situated on this popular thoroughfare in Stalybridge, there is ample footfall for passing trade, plus plenty of local parking.

Stalybridge is a thriving market town with a fantastic mixture of business's and potential client dynamics.

Do you currently have a business in the area and fancy a new location? Or looking to open something completely new? This could well be for you. There are a variety of retail uses suitable for this unit.

Whatever your requirements, give us a call, let us show you around and see if this fabulous space could work for you.

There are separate rooms, toilet facilities and a small kitchen area.

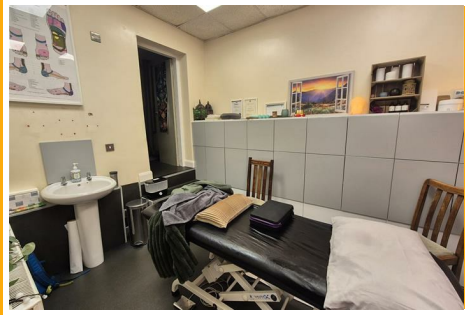
Please contact A Wilson Estates to arrange a mutually convenient viewing appointment.

Briefly, the property comprises:

13 Corporation Street

, Stalybridge, SK15 2JL

£625 Per Month



Entrance Vestibule

Wooden double-glazed door to front elevation. Lighting and carpet.

Reception Area

Wooden double-glazed windows to front and side elevations. Lighting, radiator, blinds, and composite flooring.

WC

Sink unit and low-level WC. Lighting and composite flooring.

Room One

Sink unit with mixer tap. Lighting, radiator, and composite flooring.

Room Two

Lighting, radiator, and composite flooring.

Shower Room

Sink unit with mixer tap. Enclosed shower cubicle with mains-fed shower over. Part-tiled walls, lighting, and composite flooring.

Stairs and Landing

Lighting, laminate flooring, and carpet.

Cellar Room

Currently set up as breakout area. Lighting, radiator, and laminate flooring.





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.